

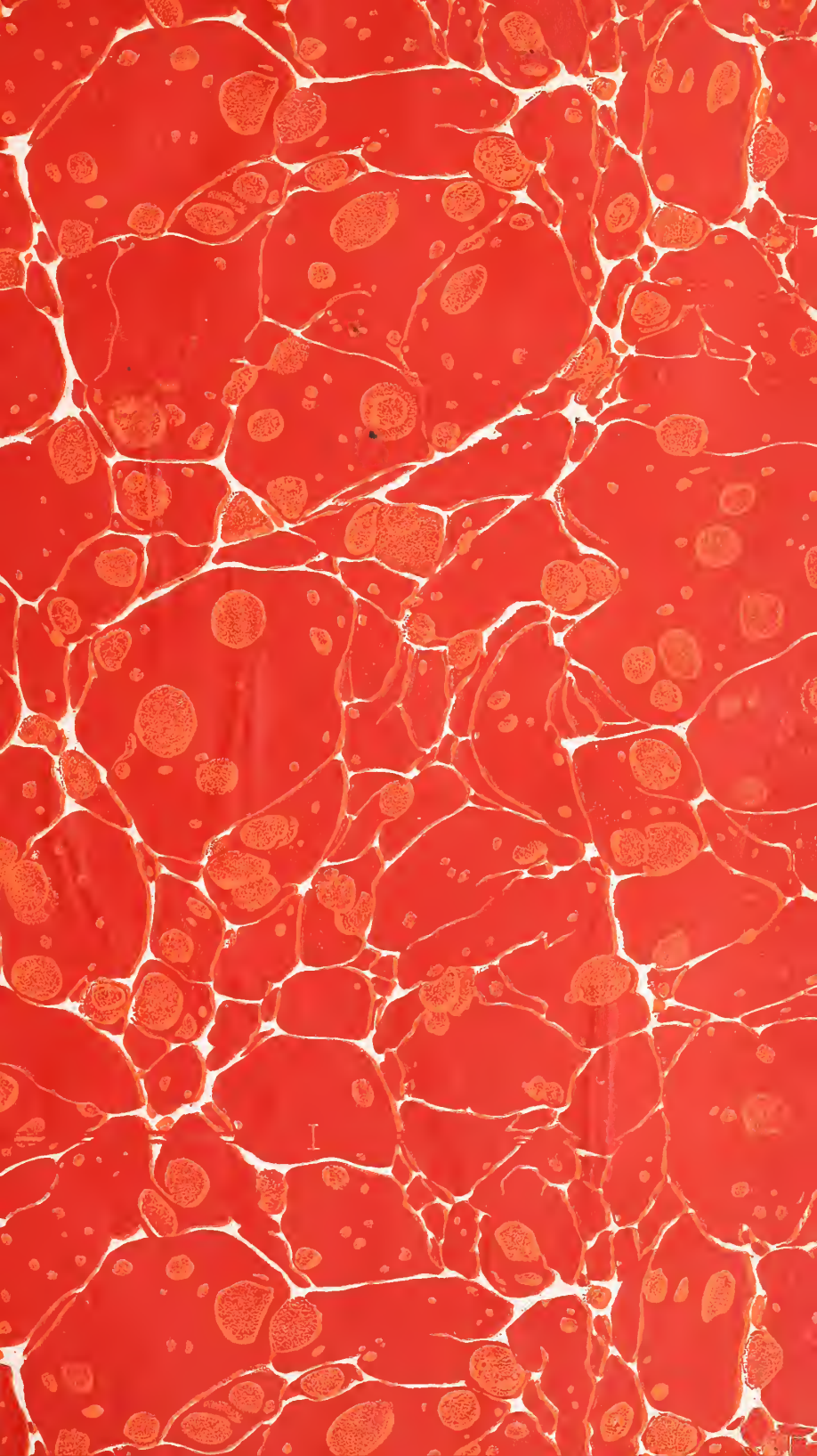
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BUREAU OF STATISTICS—BULLETIN NO. 44.

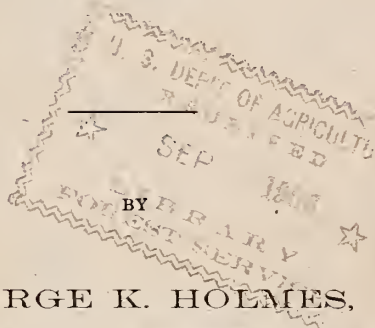
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LOCAL CONDITIONS AS AFFECTING FARM VALUES, 1900-1905.

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GEORGE K. HOLMES,

Chief of Division of Foreign Markets.



WASHINGTON:
GOVERNMENT PRINTING OFFICE.
1906.

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[Continued on page 3 of cover.]

U. S. DEPARTMENT OF AGRICULTURE.

BUREAU OF STATISTICS—BULLETIN NO. 44.

VICTOR H. OLMSTED, Chief of Bureau.

LOCAL CONDITIONS AS AFFECTING FARM VALUES,
1900-1905.

BY

GEORGE K. HOLMES,

Chief of Division of Foreign Markets.



WASHINGTON:
GOVERNMENT PRINTING OFFICE.

1906.

LETTER OF TRANSMITTAL.

U. S. DEPARTMENT OF AGRICULTURE,
BUREAU OF STATISTICS,
Washington, D. C., July 3, 1906.

SIR: In the autumn of 1905 about 45,000 crop correspondents of the Bureau of Statistics were asked for their views concerning the causes for the changes in farm real estate values during the preceding five years. In response to this request many statements were received from all parts of the United States showing the local conditions which affect farm values.

From the abundance of material secured in this way an article was prepared for the Yearbook for 1905, giving a condensed statement of the changes which had occurred and their principal causes. Later these statements from correspondents were carefully gone over and a large number of selections were made, showing the local conditions affecting values of farms in all parts of the country. It is believed that these statements contain much information that will be of interest and value to farmers and to students of agricultural economics.

In order to publish the original data in connection with the discussion of the changes and their causes, it is recommended that the Yearbook article referred to and the selected statements of correspondents be issued as Bulletin No. 44 of this Bureau.

Respectfully,

VICTOR H. OLMSTED,
Chief of Bureau.

HON. JAMES WILSON,
Secretary of Agriculture.

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LOCAL CONDITIONS AS AFFECTING FARM VALUES, 1900-1905.

REVIEW OF PRINCIPAL CAUSES.

INCREASES OF LAST FIVE YEARS.

A PROSPEROUS PERIOD.

Farm real estate in the United States has gained in value in such a degree since the census of 1900 that an examination of the causes of this gain may be not only interesting, but instructive, to the economic student as well as to the practical agriculturist.

Inquiries addressed to 45,000 State, county, and township crop correspondents in the autumn of 1905 secured reports which, when properly tabulated, establish the conclusion that at this time, about five years after the census, the real estate of farms, medium in quality and equipment of buildings and improvements, has increased in value 33.5 per cent.

RATES OF INCREASE HIGHER SOUTH AND WEST.

The highest percentage of increase, 40.3 per cent, was found in the South Central group of States, and close after that 40.2 per cent in the Western group. Third in order is the South Atlantic group, with 36 per cent, while a close fourth place is held by the North Central States with an increase of 35.3 per cent. The lowest increase of the five groups of States into which the country is divided in the census reports occurred in the North Atlantic States, where it is 13.5 per cent.

COTTON FARMS LEAD.—The grouping of farms according to principal sources of income adopted by the census was followed as nearly as possible in this investigation, and the computation of increase in value of medium farms per acre has been made for each group.

The rate of increase for cotton farms is highest—48.2 per cent. Second in order are the hay and grain farms, with an increase of 35 per cent; the live-stock farms increased in value per acre 34.3 per cent, and the farms devoted principally to sugar are found to have increased 33.2 per cent. Rice farming follows with an increase of 32.2 per cent in value per acre, while close to this is 32.1 per cent for tobacco farms. The farms having no special source of income have

an increase in value per acre amounting to 30.1 per cent, below which are the fruit farms with an increase of 27.9 per cent, the vegetable farms with 26.7 per cent, and, lowest of all, the dairy farms with an increase of 25.8 per cent.

YEARLY RATE OF GAIN.

The foregoing percentages of increase appear extraordinarily large when compared with the percentage of the increase of the average value per acre of all farms from 1890 to 1900, which was 25 per cent, an average of 2.5 per cent a year as compared with an average of 6.7 per cent per year as ascertained by the Department, the total percentage of increase in each case being apportioned evenly among the years.

ABSOLUTE GAIN.

Although the inquiries of the Department were confined to medium farms, there are reasons for believing that the averages derived from the reports are applicable to the various totals of the farms of the census, including farms below and above medium, classified according to principal sources of income; and, with the understanding that the application is subject to qualifications, the increases in value of all farms during the five years have been computed.

INCREASE IN VALUE FOR TEN CLASSES OF FARMS.—For rice farms the increased value of the farm real estate during the five years is \$3,000,000, after which are the sugar farms, with an increase of \$20,000,000. The tobacco farms increased \$57,000,000, the fruit farms \$94,000,000, and the vegetable farms \$113,000,000. The dairy-farm increase of \$369,000,000 is exceeded by the increase of \$460,000,000 for cotton farms, and considerably more by the increase for farms devoted to general purposes, including a small element of farms with minor specialties, which was \$768,000,000. The grand aggregate of increase for all classes of farms is \$6,131,000,000, more than two-thirds of which is contributed by the increase for hay and grain farms, \$1,983,000,000, and \$2,263,000,000 for live-stock farms.

INCREASE IN VALUE FOR FIVE GEOGRAPHIC DIVISIONS.—Nearly four-fifths of the national aggregate increase in value of farm real estate during the five years is found in two groups of States—the North Central States, with more than half of the total increase, or \$3,572,000,000, and the South Central States, with one-fifth of that increase, or \$1,201,000,000. The South Atlantic and Western groups of States have nearly the same increases—\$514,000,000 and \$500,000,000, respectively. The smallest increase is left to the North Atlantic States, where a net gain of \$344,000,000 remains after deducting some reported decreases in value.

EXPLANATIONS OF INCREASES.

From every agricultural neighborhood in the United States explanations have been received of the increases and decreases in the real-estate value per acre of medium farms during the last five years. Subject to some qualifications, the general principle is that the farm land itself has become more highly capitalized by a larger amount of net profit per acre. Only the main features of the analysis can be given in this article.

PRICE AND NET PROFIT.

In the general matter of price of farm products farming had long been performed under disadvantages that were often discouraging until a few years ago. With now and then a year of exception in favor of this or the other crop it has been a general fact that prices of farm products, long previous to these recent years, have fallen too near the full economic cost of production, which is considerably larger than the immediate cost of production and includes many items generally overlooked by farmers. Indeed, it is quite certain that the price has at times fallen below the full economic cost of production, of which the most conspicuous illustration was afforded seven years ago, when the price of cotton fell to $4\frac{1}{2}$ cents per pound, or even lower, at the plantation.

LAND MORE HIGHLY CAPITALIZED.—In 1905, at the end of the five-year period covered by this investigation, the prices of farm products have risen out of the depths to which various causes had previously sunk them, so that the farmer is at last getting a fair net return for his labor and farming operations in most products. This is naturally reflected in the higher capitalization of agricultural land. This conclusion is not advanced theoretically, but is amply sustained by the reports of many thousands of correspondents in all parts of the country and for all classes of farms for which there has been a considerable increase in price of products.

EFFECT OF CHEAP PUBLIC LAND.

One can well realize how directly the availability of cheap public land suitable for farming has depressed the value of old agricultural land and kept from rising to its otherwise natural level the value of the newer land taken into cultivation, upon reading the statements of many correspondents, particularly in the agricultural margin near the land recently acquired from nation, State, or railroad. The National land that can be utilized agriculturally is now reduced to about 300,000,000 acres, but nearly all of this is suitable only for grazing, since it can not be used in dry farming nor under irrigation.

Much cultivable land, however, especially in the Southwest, has passed into private ownership during the five years under review, and there is striking testimony from many correspondents that until it

passed into private ownership it held down the value of the acquired farms in near-by regions. This effect has extended backward upon the farms farther and farther away, even to the Atlantic coast, where the direct cause has not been as apparent as in the neighborhood where its effect is closely associated with it.

EFFECT OF IMMIGRATION.

While the public land suitable for farming has been reaching exhaustion the flow of immigration from foreign countries and from the older parts of this country has been continuing in its direction, and where no farming land could be obtained from nation, State, or railroad the influx of agricultural people was halted in regions where farms had been established in more recent years, and the consequent pressure of new demand upon a fixed area increased the value per acre during the five years often as much as 50 to 100 per cent.

LOWER RATES OF INTEREST AS A FACTOR.

Along with the general causes that have elevated the price of farm land during the last five years should be mentioned the diminishing rate of interest. So great in the aggregate have been the savings of the farmers and persons in other occupations in the North Central States and in other sections that a large amount of these savings has sought investment in farms, even to the extent of raising farm values and diminishing the rate of interest, so that an advance of the price has followed often with no increased net profit per acre.

PASSING OF THE COTTON-CROP LIEN.

In the cotton belt the abolition of the crop lien in consequence of profitable prices of cotton has worked a greater economic revolution than has taken place in any other part of the country or for any crop other than cotton. When the cotton planter ceased to pay an extremely high rate of interest for an advancement of supplies—estimated at 40 per cent fifteen years ago—and became able to sustain his plantation with his own capital, as he did three years ago, and was often able to retain a large portion of his cotton for sale at a time when most to his own advantage, his land was at once converted into an economic stronghold and appreciated in value in a greater degree than the land devoted to any other large crop.

CITY DEMAND FOR COUNTRY HOMES.

In the North Atlantic States, and in a less degree in other groups, there has been some back pressure upon the land from the cities, and in this reversion of the tide of population from country to city the old farm lands have not been lost to agriculture, although, in so far as they have become the diversion of wealthy men, they may have

become unprofitable. In some regions the old abandoned farms are becoming the country homes of city families, and are passing back into some sort of cultivation and production.

EFFECT OF BETTER FARMING.

It would by no means be fair in the explanation of increase of farm values during the last five years to confine it to increases in price of products and to pressure of demand upon area. Very large effects have been derived from better cultural methods; from the substitution of profitable for unprofitable crops; by the adoption of more intensive culture and crop; by better applied labor; by larger and cheaper facilities for reaching markets; and by some improvements in the business features of marketing products. Each one of these causes is of large account and all together combine to make the net return per acre larger than it was five years ago by an amount sufficient to raise the capitalization of farm lands in a considerable degree.

IMPROVEMENTS.

The values embraced in this investigation include improved and new buildings and all improvements upon farms. In many cases correspondents have reported a large percentage of increase in farm values per acre where the increase was almost entirely due to added improvements in the way of better dwellings, new barns, improvements in old barns, new granaries, and new buildings for the protection of live stock in winter.

Throughout extensive areas there have been great additions to land values as the result of draining by tile and open ditches, and the latter are sometimes so large as to be called canals. Increases have resulted from the removal of the stumps of forest trees and the construction of new or better boundary fences. Better and more durable roads on the farm and between the farm and its market town or railroad station have had a distinct effect upon the farm values.

Along with numerous improvements, not all of which can be mentioned here, stands forth the improvement of the soil itself. There is a materially increased production of live stock, with the resultant increased acreage of forage and grain crops which in rotation produce farm manures, humus, and rest; enrich the soil, as with nitrogen brought by legumes; and improve the mechanical condition of the soil for all crops. In regions needing commercial fertilizers, nitrogen, phosphorus, potash, and lime have been used more abundantly and more intelligently, and on crops bringing better prices.

FARMERS' NEW ECONOMIC INDEPENDENCE.

A matter of great importance in its bearing upon the increased value of farm lands is the new economic independence of farmers, fundamentally growing out of their improved financial condition. Farmers now

occupy a strong economic position, founded upon the tendency of the consumption of some important products to increase faster than population does, and upon the tendency of the desires for these products to increase faster than the production does, so that with respect to these products consumption is close upon the heels of production.

POULTRY.—It may seem a matter of small consequence to mention poultry and eggs as an instance, but it should be remembered that the values of these products now reach an annual figure of half a billion dollars or more, or an amount about equal to the value of the wheat crop. The price of eggs has been high and growing higher for several years, because consumers have wanted more eggs than have been produced. The exports are not worth mentioning. Apparently there is no limit to the consumption of fresh eggs at a moderate price.

FRUIT is in the same category. There is not enough fruit of any kind raised in this country at the present time which is actually placed upon the market in the grade of first quality, or better, that is produced in sufficient quantity to meet the wants of consumers at a moderate price. The city family that has bought first-grade apples in almost any recent year has paid a luxury price. This is true also of pears, plums, peaches, and oranges, and it is true of the small fruits, such as cherries and grapes. The assertion may easily be extended to most, if not all, of the commercial berries—strawberries, currants, blackberries, and raspberries.

BUTTER is another product that tends to underrun consumption. We have no larger butter exports from this country because the price of first-grade butter is often lower in London than in New York. The highest priced butter in the world in its home markets, taking first and fancy grades and ignoring specialties in other countries too small for notice, is found in this country. With regard to milk and cheese also the economic position has become stronger.

The annual products of dairying, of fruit and vegetable raising, and of poultry keeping aggregated nearly \$2,000,000,000 in farmers' hands in 1905, or three-tenths of the gross value of all farm products; and these particular products belong to the class of those for which there is a tendency of demand to be greater than supply. In the case of none of these products is there a desired quantity satisfactory in quality obtainable by consumers at moderate prices. The public is underfed in the higher grades of these luxuries of the farm.

MEAT ANIMALS, too, are establishing themselves in a stronger position in favor of the farmer, because of the tendency of population increase to outfoot the increase of these animals; but this statement, although true under natural conditions, may become subverted in its application to this country by the prohibitive legislation of importing countries.

IN WHEAT PRODUCTION also the farmers of this country are in a position that is at least moderately strong. Canada and Argentina may stand in the way of a more advantageous position for a dozen years or so, but in the meantime the increasing demand of the world for wheat promises to the wheat grower that he shall not again suffer from the consequences of overproduction.

LINEs CONVERGING UPON HIGHER VALUES.—The foregoing lines of evidence converge upon the conclusion, which is now apparent in all parts of the United States, that in his new economic independence the farmer is now more than ever before free to choose his crop, and this is a matter of tremendous importance. This removes obstacles to the rotation of crops and to intensifying culture and methods. It gives the farmer ability to raise leguminous crops, with their important benefits to the soil. It enables him to multiply his domestic animals, with further consequences upon tillage and land fertility. It enables him to adapt himself to his best markets with the best crops.

The agricultural situation just indicated is very appreciably reflected by increased land and improvement values.

MINOR DECREASES IN VALUE.

While the net result of changes in the average acre-values of farms in the last five years has been a marked increase for the whole country, decreases have been found within small areas, and these should not be lost to view in the grandeur of the counter movement.

FARM TO CITY.

The migration of farmers' sons to town and city, to industry, trade, and transportation—a common fact especially apparent in the North Atlantic and North Central States—is throwing farms upon the market for sale, and this occurs sometimes in neighborhoods where there is no immigration and little, if any, local demand for farm lands. The unavoidable result is that in such neighborhoods farms have decreased and are still decreasing in value.

SCARCITY OF FARM LABOR.

Probably no cause of depreciation of farm values is so frequently mentioned in nearly all parts of the country as the scarcity and deterioration of farm labor. The reports on which this statement is based generally refer to wage labor, but the scarcity is found, though less prevalently, in the supply of tenant labor also, particularly that of a trustworthy sort.

FARMERS "IN A RUT."

A cause of depression in farm values in many places in the North Atlantic States is the continuance of crop production which meets the

competition of the prairie farms. There is a considerable fraction of farmers who are "in a rut" and seem lacking in adaptability to new conditions of competition, and more particularly to new market conditions which have grown up around them and which are guaranteeing a profit to the producers of such crops as can be supplied directly by them to near-by consumers, or perhaps with small intervention by middlemen.

TEMPORARILY ADVERSE WEATHER.

Another cause of decrease in farm values, but one that alternates with causes of increase, is unfavorable weather—too much or too little rain, devastating freshets, parching droughts, excessive or deficient sun heat, frosts that are too late in the spring or too early in the autumn, or severe winter freezes in a latitude not accustomed to them. Such unfavorable weather conditions depress the value of farm real estate, even though they have continued for no longer than one year; and when they have continued for two or three years the depression in values is extreme. In such cases there is an eventual recovery, sometimes promptly within a year and sometimes within a few years.

A FEW PRICE DEPRESSIONS.

Some depressions in price have been in evidence during the five years under review. The tobacco crop in some of its varieties has suffered in this respect for several years and this in the face of stationary if not diminishing production. The owners of tobacco farms in some counties assert that the value of their lands has decreased within five years because the offers to buy tobacco have come solely or mostly from one buyer, who would take the crop only at his own price.

In the case of the extraordinarily large rice crop of 1904 also there was a diminished price which at once made itself felt in diminished land values as compared with those of the preceding year, although during the five-year period there was some increase.

The marked drop in the price of cotton in December, 1904, from which there was no full recovery until half a year after, diminished the aggregate value of cotton plantations and farms by many millions of dollars while the lower price continued. So it happens that farmland values are as sensitive to lower and low prices of products as they are to higher and high prices.

DECREASES LOCALIZED AND RESTRICTED.

In preceding paragraphs are given the more frequently mentioned causes of depression in farm values during the last five years, but these causes are not generally prevalent and are often highly localized and specifically restricted.

ITEMIZED INFLUENCES UPON VALUE.

In passing from a general survey of the subject to particulars, an itemized account of definite causes of increase and decrease in farm real-estate values has been prepared from the statements of correspondents. No attempt is made to give due weight to any of these items; some are very common and others rare, and any attempt at weighting them or estimating their prevalence or importance would be impossible with any degree of success.

CAUSES OF INCREASE.

- Improvement in cultural methods.
- Immigration from Eastern States into the North Central and Western divisions.
- Substitution of crop rotation for one-crop farming.
- Changing from grain farming to dairy farming.
- Introduction of seeding to grass into cultural method where it did not exist before.
- Increase of improvements.
- New buildings, buildings kept in better repair, better fences.
- Tile draining for land that was too wet or too wet in wet seasons.
- Acquirement of irrigation rights.
- Use of hand cream separators, by reason of which market for cream has been acquired at creameries or in cities.
- New or expanding manufacturing industries in near-by markets.
- Increase of adjacent urban populations.
- Raising sugar beets for sugar factories.
- New or improved facilities for transportation.
- Railroad extensions to isolated places.
- Intensive agriculture in numerous directions.
- Raising vegetables for neighboring canneries.
- Improvement in fertility and productiveness of the land.
- Improved economic conditions; general prosperity.
- Increasing timber values.
- Constructing levees against freshets.
- Introduction of alfalfa as a live-stock feed and soil improver.
- Employment of implements and machines not before in use.
- Movement of city families to acquire country homes.
- Increase of local loan capital, causing a decrease in the rate of interest.
- Farms diminishing in size and increasing in average value per acre because of better attention and improvements and more intensive methods.
- Immigration of Hebrews or Poles or people of some other race or nationality in such numbers as to set up a special local demand.
- Higher price of wheat.
- In Eastern States a diminution of Western competition.
- Improved facilities for marketing the crops.
- Increasing demand for milk in cities.
- Abandonment of "resting" land in favor of seeding to grass in rotation.
- Immigration from foreign countries.
- Higher prices for products.
- The construction of good roads.
- New railroad towns, affording new local markets.
- Substitution of truck farming for extensive agriculture.
- Demand for farm lands created and stimulated by extensive advertising.

Substitution of wheat for grazing and stock raising.

Relief from the depressing influence of sales of near-by Government land.

More profitable marketing of products because of cooperative shipping.

More real money in circulation.

Large farms cut up and sold to various purchasers at advanced prices.

In Eastern States a substitution of products with good local markets for former local products subject to Western competition.

Farm land now sought as investments by farmers and other possessors of surplus for investment, not only in near-by regions, but in other States.

Immigration of Scandinavians, "everlasting workers and very economical."

Substitution of fruit farming for extensive agriculture.

Increasing demand for corn land.

Through the efforts of industrial agents of railroad companies in securing immigrants from other parts of the United States and from foreign countries.

Change from grain to fruit or vegetables.

New or increased markets because of near-by lumbering operations.

Increased or more intelligent use of fertilizers.

Increase in business of keeping summer boarders.

Better markets.

New or better facilities for traveling between city and country regions, whereby the buying and maintenance of country homes is becoming more feasible.

Rural telephones.

Rural electric railways connecting with town and city.

Rural free delivery of mail.

Immigration into Southern States from North Atlantic and North Central divisions.

Irrigation applied to new rice fields in Texas and Louisiana.

Cancellation of burdensome debt (little or no value received therefor) incurred by various counties to promote railroad building.

Maturing of fruit trees.

Abundance of deposits in local banks, causing a decline in the rate of interest paid by them, whereby farmers have preferred to invest in agricultural land.

Dredging ditches; bringing unimproved land into cultivation.

State officials inducing immigration from other States and from foreign countries.

Extension of wheat area by raising durum, or macaroni, wheat.

Supply of water obtained from artesian wells in arid and semiarid regions.

Clearing and reclaiming swamp lands (in southeastern Missouri).

Removing stumps; clearing land of trees and bushes; erecting barns, dwellings, and granaries; building fences, etc., in a poor agricultural region.

A series of good crop years.

Townpeople buying farms for investment.

The doubling back of immigration; the stream of immigrants had gone beyond into an unprofitable farming region and returned to the nearest profitable one.

Technical knowledge of agriculture supplied by bulletins, periodicals, books, lectures, schools, and demonstration farms.

Cessation of need for credit for supplies.

CAUSES OF DECREASE.

Devastations of the codling moth.

Partial collapse of an unreasonable "boom" in land prices.

Several successive wet seasons.

Cotton boll weevil.

More frequent floods in lowlands than in former years.

In some parts of the East, western and southern competition.

High and increasing wages of farm labor.

- No material increase in prices of certain products.
- Disastrous effects of smelter smoke and coke smoke.
- Devastations of the San José scale.
- Crop failure, in some places for only one year.
- Emigration from North Central States farther west, or to Canada, or to the South.
- Scarcity of tenants and inability or indisposition of owners to cultivate.
- Inefficient and scarce farm labor.
- Unproductive land remaining without prospect of improvement.
- Emigration from a cold climate to the warmer South.
- Excessive advance in agricultural land prices, followed by emigration to cheaper lands in other States.
- Succession of severe winters.
- Deterioration of farms owing to tenancy.
- Drifting of farmers' sons from farms to towns and cities and eventual abandonment of such farms by parents to tenants; sometimes, and in comparatively small areas, followed by abandonment of tenancy and of cultivation.
- Diminution of supply of farm labor because of cotton mills.
- Scarcity of farm labor owing to numerous causes, among which are better wages paid in town and city and in manufacturing, trade, and transportation.
- Because of a new "stock law" compelling farmers to fence in.
- Poor markets or entire absence of any market at all.
- Lower prices of cattle and various products at various times.
- Freight charges too high, especially as discriminating against complaining farmers and in favor of competitors in other regions.
- Habitual neglect, poor cultural methods, waste, laziness, ignorance.
- Pollution of water of streams by sulphur water pumped from mines.
- Subsidence or drainage of land surface on account of excavations in coal mines.
- The West Indian hurricane of September, 1900, from the effects of which several Texas counties have not yet recovered.
- Depressed tobacco prices.
- The large rice crop of 1904.
- Neglect to replenish the soil, washing of fertility into streams from unprotected land; gullies made by rains; encroachment by shrubs, sprouts, bushes, and briars.
- The clearing of timber from farm woodland, leaving the land less valuable.
- Exhausting the fertility of the land.
- Remoteness from a railroad and depletion of population by enticements of more exciting or remunerative places.
- The hopelessness of improvements because of the absence or insufficiency of water, as in arid or semiarid regions.

THREE BROAD OBSERVATIONS.

FUTURE CONTINUANCE OF GAIN.

RATES OF ADVANCE.—The extraordinary advance in the value of farm real estate, an advancement mostly in land values, but considerably in improvement values, which has appeared during the last five years can not of course continue indefinitely at the same pace. A gain of 33.5 per cent in five years is so great as to suggest a cessation, perhaps retrogression for some parts of the country or for some years, or, more likely, on the whole, as a net result of diverse tendencies, a diminution of the rate of increase to a more steady one, which

will reflect the capitalization of farm real estate that can be sustained mostly by the profits of production and by improvements.

WAVES OF DEPRESSION AND ELEVATION.—While, apart from new land taken into cultivation, there has been a general advance in the value of farm real estate from census to census (with the exception of the disturbing effect of the civil war upon the South), it is nevertheless true that within areas sometimes much restricted and at other times much enlarged the value of the farm real estate has been subject to waves of depression and elevation, continuing sometimes no longer than one year and sometimes during a period of considerable length in case of depression.

Periods of general depression have so far been retrievable, and most localizations of depressions have so far been curable. The localized depressions of the past five years have often been of small account, and from a National point of view are thoroughly lost in the great gain in values in which every State has participated for every one of the ten classes into which the farms of the country are divided in this investigation according to principal sources of income, with minute exceptions in the North Atlantic States.

LANDLORDISM FOR INVESTMENT.

THREE FORMER CLASSES OF LANDLORDISM.—A new sort of landlordism—new to this country—seems to have grown out of the great and rapid increase in farm real-estate values in recent years. The farm landlordism of many years has mostly been of three general sorts: (1) The landlordism of the cotton plantation worked mostly by tenants under a system which, while technically constituting tenancy, often has been little more than a contract for labor at contingent wages with an element of profit sharing; (2) the landlordism of the old farmers who have moved to town and city or gone to live with children, and that which has followed their death, with breaking up of family; (3) the landlordism of owners temporarily holding farm titles until tenants shall have become able to buy, or until other purchasers have appeared, embracing a large class of landlords, apart from the second class.

NEW PREFERENCES FOR FARMS.—To these three is now added a class of landlords who have become such as a consequence of seeking investment and finding it preferably in farm lands. This class of landlord investors is more especially found in the North Central States; it is hardly apparent in the North Atlantic States, but is becoming perceptible in the South.

FOUNDING "ESTATES."—There has been a marked continuance of the founding of "estates" in the North Atlantic and North Central States and Virginia, and in spots throughout the rest of the country, a movement that began over half a century ago, notably in Berkshire County,

Mass.; but this movement is generally without farm landlordism, in place of which there is a hiring of farm managers and laborers for wages.

GAINS WHERE MOST NEEDED.

THROUGHOUT THE SOUTH.—Derived from the various degrees of advance in the values of farm real estate during the period under review, an observation that is particularly pleasing from the point of view of National welfare is the common tendency of regions with land of low values to overtake the regions with higher values. Such a movement has stimulated the entire South in a remarkable degree, and has accompanied a notable increase in prosperity.

SEMIARID LAND.—The new lands of the semiarid regions have acquired a value almost wholly created by means of suitable cultural methods.

IN THE DEPRESSED EAST.—The farm-acre values of the East were not low enough to win the high increases of the other parts of the country during the last five years, but the long agricultural depression, against which the farmers of that region have struggled for many years, has given way on the whole to more profitable farming operations, and the East has joined the regions that were backward in advances of value in an onward and upward movement to capitalize their land with a more profitable agriculture.

RELATION OF FARMING TO OTHER VOCATIONS.

The rapid development of manufacturing, transportation, and merchandising, of professional, personal, and domestic service, and of minor vocations, with a sustained export demand, is supporting good prices for the farm products of this country. The nonagricultural vocations have made such heavy demands for labor that farm workers are not so numerous as to cause overproduction. Since the making of the raw products of food and clothing chiefly constitutes farm industry, and since the consumption of each of these two classes of products is subject to only a limited change per capita of the total population, high prices of lands necessarily require that there shall not be too large a percentage of total population engaged in agriculture, and the nonagricultural population must be prosperous so as to pay profitable prices for agricultural products.

The balance between country inhabitants and townspeople now seems fairly well adjusted, so that there are good wages in the non-agricultural pursuits and reasonable remuneration in farming. Good prices for farm products and the absence of an oversupply of hired labor promote the continuance of the nation's homestead plan of family-sized farms, one of the important social successes that this Republic has placed before the world.

Free popular education, secondary schools, higher institutions of learning and of research devoted to nonagricultural pursuits, along with governmental assistance in promoting marketing at home and abroad, are building up the nonagricultural classes and thus helping to enlarge home markets and raise their purchasing power for farm products.

In still another encouraging way rural schools, agricultural colleges, experiment stations, departments of agriculture, and inventors are enlarging and strengthening the technique of farm management, enabling the farmer to produce more from the acre and more per worker, and building up a class of farmers who not only produce a living, but also substantially increase their capital and its productiveness.

SELECTIONS FROM REPORTS.

A panoramic view, although brief, of local conditions as affecting farm acre values may be derived from the abundant material supplied by correspondents, and will be instructive. The statements apply to medium farms unless otherwise stated, and cover five years.

Correspondents reported for varying areas—a township, several townships, a considerable fraction of a county, a county, or a group of counties—according to their knowledge; therefore *no statement should be regarded as necessarily applying to the whole county for which it is given.*

NORTH ATLANTIC STATES.

MAINE.

SAGadahoc COUNTY.—During the past twenty years the writer has bought and now owns eight farms, comprising 400 acres, 300 of which are arable land, on which he is growing about 300 tons of hay. Prices of these farms have advanced about 25 per cent in the past three years, owing to inquiry for farm homes and to improved potato culture; yet thousands of farms can now be bought in Maine for much less than the cost of replacing the buildings on them.

SOMERSET COUNTY.—People are coming here from other States and buying farms, which was very rarely the case five years ago. The increase of values in this county is due to increased demand for farms and new manufacturing industries making greater local demands for products.

NEW HAMPSHIRE.

CHESHIRE COUNTY.—Timber land has gone up 50 per cent in value the last five years. In some parts of the county the summer boarders have bought the farms around lakes, so that such land is at a premium.

BELKNAP COUNTY.—The demand for farms has increased more than the price. One dealer says that the demand is ten times greater than five years ago. It is thought that the value of average farms is 25 per cent higher; in some places the increase is still higher. This does not apply to lake shores, islands, hills, and situations of value for purposes other than farming. The prices obtained for these for summer resi-

dences, country homes, etc., seem to old residents fabulous. Farming operations about here have increased but little, though somewhat intensified, and desirable help is hard to obtain; the young men go away and the old men are not ambitious. Many farms are bought by French Canadians and other foreigners. There are still many back farms with good buildings, good soil, stone walls, and plenty of wood and water for sale at low prices—\$8 to \$12 per acre—and, besides, there are good roads and good markets.

VERMONT.

CHITTENDEN COUNTY.—Farms are selling at a discount compared with the prices paid for them fifty or sixty years ago. One great reason for selling at a sacrifice is scarcity of reliable help to carry on farm operations. It is almost impossible to get woman's help, no matter what you are willing to pay. Those that are buying are people with large families who can keep children at home to do the work. Dairying is the chief industry, as on most farms four-fifths of the income is derived from the dairy, and it requires steady and reliable help. It discourages a man to find his help all going to the circus or fair and leaving him at home to milk from 20 to 75 cows alone three or four times.

ORLEANS COUNTY.—There is 25 to 30 per cent more cows in milk in this county than five years ago. The output in butter is much larger, and the condition and valuation of the dairy cows are higher. The productiveness of the soil is greater and the value of farm lands and farm and residential buildings is on the increase. Farmers as a rule in this county are well to do.

RUTLAND COUNTY.—There has been a bracing up of farm values, especially since the passage of the oleomargarin bill by Congress; dairy products have advanced and there has been some upward tendency in farm prices; there has been an increased demand for farms, and capital has been looking in the direction of farm mortgages as a safe investment. Perhaps a gain of 5 per cent on large dairy farms for the past five years would be a conservative estimate.

WINDHAM COUNTY.—There has been some improvement in the value of farms having timber lands, but there are still many farms that can be bought for the cost of buildings and fences, or less. Many of the farms in this county are left to grow up to timber and some are bought by people who have a little spare money as an investment.

MASSACHUSETTS.

BARNSTABLE COUNTY.—Many farms have been abandoned in part, and portions of them that are fit have been converted into cranberry bogs. Many of our small farms derive two-fifths of their income from cranberries, the land used for which is worth, when in good condition, from \$300 to \$500 per acre and even more, exclusive of buildings. I am unable to make any very satisfactory estimate of such farms, as they vary widely both in acreage and value. Perhaps \$150 per acre, including buildings, is a fair estimate. There is very little change in value.

BERKSHIRE COUNTY.—There has been an advance in the working or productive value of farm lands during the last few years of probably 5 per cent. The increased value is due to better methods of cultivation, better farm machinery, better methods of utilizing the crops when grown, and better ways of getting to market; the last two items are covered by silos and good roads.

FRANKLIN COUNTY.—Tobacco and onions are grown to a considerable extent in this section, and these crops have increased values of farming lands. Land for either of these two crops has to be fertilized at the rate of \$50 per acre more than is necessary to grow good corn or potatoes, and this fertilizing has brought up much land to a high state of cultivation in the last five years.

HAMPDEN COUNTY.—There has been an upward tendency of all property values along trolley lines, especially near populous centers.

WORCESTER COUNTY.—Farms are not selling as well now as they did fifty years ago. There are several reasons for this condition: (1) Consolidating the district schools into the centers of towns; (2) loss in population in the farm sections; (3) high rate of taxation; (4) competition of farm products from the West and South; (5) high wages for farm laborers and poor quality of help. There has been no material change in price of farm products in the period noted above. Meats are higher than a few years ago, and so is milk. Butter no higher. Fruits and vegetables fluctuate according to the demand and supply, but average no higher than years ago. I bought my farm twenty-nine years ago. It is well adapted to grass or raising vegetables, and it is within a mile of a small manufacturing village and 3 miles from Gardner, with a population of 12,000. The farm is in better condition in buildings and for cultivation than when I got it. There are more acres of woodland, but not so many cords. If this farm were put upon the market it is doubtful if it would bring any more than I paid for it. There has been no change in assessed valuation for I do not know how long.

RHODE ISLAND.

PROVIDENCE COUNTY.—The advance in price of farm lands in the town of Scituate is due to the building of a trolley line through the town, connecting with Providence.

WASHINGTON COUNTY.—Farm lands in general have greatly depreciated, with the exception of vegetable farms, and the sale of a farm at a fair price now is a rare occurrence. The vegetable farms are nearly all small tracts and the produce is retailed around near-by villages. The use of a large amount of fertilizer annually has made them much more fertile, and hence more valuable. The labor question plays an important part in the decline of farming here; it is almost impossible to obtain good help at any price, and most of the laborers are foreign and unused to our kind of work.

CONNECTICUT.

NEW HAVEN COUNTY.—Farms near business centers or near lines or proposed lines of trolley transportation are rising in value; farms farther back and more isolated are falling. Foreigners are taking many of the abandoned farms in the section and seem able to live, but they buy at low prices, in many places for less than the buildings are worth, the land and other improvements being thrown in. The increased cost of the things that must be purchased it seems impossible to meet by increasing the price or amount of the farm product.

NEW LONDON COUNTY.—The tendency in this section, as in many others, is that when the original owners sell the old homestead, the French, Irish, Germans, or Polanders are the purchasers. Only a few American boys take the old farms.

NEW YORK.

ALBANY COUNTY.—Farms are worth no more to-day than they were five years ago. I do not think they sell as well; no one wants to work or live in the country. There are plenty of farms of 100 to 150 acres, with good buildings, that have sold for \$400 to \$800.

ALLEGANY COUNTY.—In situations where railroads are building there is an improvement in the value of farms, also in dairy sections where cheese factories are built; but generally speaking there has been no improvement in farming and in the price of lands since 1900.

CAYUGA COUNTY.—The prices for farm produce are higher than in 1900, but so many farmers are going to the city and help is so scarce that the farm prices have not kept pace with other prices.

CATTARAUGUS COUNTY.—This county is principally devoted to dairying. Land is cheap and sales are slow on account of poor and scarce help. One reason for this is

that the young men of to-day are getting a good education, and 90 per cent of them do not want to work on a farm; they go to the cities and get into other business or take up some profession, consequently the old people want to sell their farms, as they can no longer run them themselves. Twenty per cent of the farms in this section are for sale, with very few buyers, and this condition is growing worse from year to year.

Another correspondent.—There is a general increase in value of farms in this section, due to the present high price of cheese and grain and through improvements made in the past five years in buildings.

CHENANGO COUNTY.—There is not much sale for farm lands in some sections, but some of those that are well located, productive, and near the railroads are wanted by men of means for an investment at good prices, much larger than those I have stated as averages; rural delivery of mail, telephones, and milk condensaries have made a general improvement in conditions of farms and stimulated farmers to improve their buildings and surrounding grounds, and this adds much to appearances. We also have better roads than formerly, and farmers are more contented and happy, and a general improvement in schools adds a great deal; but when you get down to sales of a lower class of farms, they are not high-priced.

CLINTON COUNTY.—The increase in value must be regarded as taking place along the better and more convenient roads.

COLUMBIA COUNTY.—I visited nearly every county in New York State, buying cattle, and it is a fact that good farms with good buildings can be bought for one-half to three-fourths of what the buildings would cost to replace in every county I have been through.

Another correspondent.—While there has been scarcely any advance in price, one notices that farms which are at all desirable meet with much quicker sale than in 1900.

CORTLAND COUNTY.—Farms are neglected and we can not get help to work them properly. On 2½ miles of roads through our town there are about 18 abandoned farms. Some of the meadows have been mowed and some of them have not; all are growing up to weeds and brush. A good many farms with fair to medium buildings can be bought for \$8 per acre that a few years ago were worth \$40 per acre.

DELAWARE COUNTY.—Farm values have increased from 1900 to 1905 considerably, owing to increased prices for milk, butter, cattle, and sheep. There is a new railroad building through this county, and the price of land has advanced during the year \$3 an acre in consequence; without this there would be no advance.

DUTCHESS COUNTY.—Notwithstanding our unequaled facilities, both of location and market, the price of farm land is exceedingly low with no sales.

Another correspondent.—The advent of a number of New York City's wealthy people has materially raised the price of farms for farming purposes in some situations.

ERIE COUNTY.—The city of Buffalo is in this county and nearly all farms within 10 or 12 miles around it are used for truck farming, that land being valued all the way from \$200 to \$1,200 per acre, according to location and soil.

GENESEE COUNTY.—Very few sales of farms in the last ten years. The county is full of factories, which take all the better grade of help and leave only the old, the unsteady, and the unsatisfactory to work on the farm; consequently farming is not what it used to be before the day of so many other industries.

MONROE COUNTY.—Small places for raising vegetables (10 acres) near Rochester sell as high as \$1,000 per acre, and the statement applies to greenhouse culture also. Some of the better farms are now producing milk, and such are held a little better than general farming lands. Small fruit farms are much higher, especially apple orchards. The general price of land is some better than five years ago, in some cases much better; buildings and the growth of towns have materially enhanced the price of farm lands.

NASSAU COUNTY.—A great many farms have been sold in these two counties (Queens and Nassau) the past year at prices ranging from \$700 to \$4,000 per acre, according to location. Some of these farms have been bought for development, others for large estates.

NIAGARA COUNTY.—The high price of farm lands is caused by the manufacturing development and increase in population of the cities.

ONEIDA COUNTY.—Hops are the principal product raised in this vicinity. In 1900 hop farms had a value of \$25; in 1905 they are worth \$60 per acre.

ONTARIO COUNTY.—Ours is a section that was formerly devoted to hay and grain, but in the last five years many of the farmers are producing sugar beets, potatoes, cabbage, fruits, and milk in addition, and farms suited for the above products are now more valuable and salable than farms used only for hay and grain.

Another correspondent.—Fruit farms or farms with 8, 10, or more acres of good bearing orchards are the ones sought for by money-makers, and these command a higher price in proportion to the number of acres of orchard and the age of the same. Raising vegetables, such as cabbage, sugar beets, and vegetables for canning factories make high farm values. Truck farms, which are chiefly quite small farms, would be worth more money.

ORANGE COUNTY.—In sections where State roads and trolley lines run farms are more desirable and bring better prices, while those that are not so well situated, which are in the majority, have fallen off in value. Take it on an average, I think that one will balance the other.

About Monroe and Arden there is a considerable speculation in lands for New York people who have become residents and have paid \$100 to nearly \$1,000 per acre in a few choice situations. Fruit lands are depreciating as a result of the San José scale and the great labor of spraying for a crop, but are paying well where this can be done.

ORLEANS COUNTY.—Good fruit farms, with apple orchards of 500 to 1,000 trees in bearing, well improved, have doubled in value since 1900. This applies also to pears and small fruit; in fact, the high price asked prohibits sales.

OSWEGO COUNTY.—Good farms, with good buildings on them and with plenty of help in the family to run them, can not be bought at all or at any reasonable price, while some with excellent buildings, but without help, can be bought for \$40 to \$75 per acre. Farther from a railroad station or in a poorer section farms can be bought almost for a song.

Another correspondent.—Farms have advanced in value in this section on account of the market for milk which has been opened in the past few years, and many farmers have gone into fruit raising, thus increasing the value of their farms; and whereas five years ago farming was in a depressed condition and farms were low in price, now they are paying better and farms bring more.

Another correspondent.—Small farms are increasing in value, while large ones are decreasing on account of the labor question. Laborers are scarce at any price.

PUTNAM COUNTY.—There has been an increase in the value of farm land of about \$10 per acre, caused by the demand for country residences by New York City people.

ROCKLAND COUNTY.—Now there is more inquiry for farms as the overflow from New York City begins to come this way by the West Shore Railroad. We are only 18 miles from New York City. Farm lands in 1900 were worth about \$30 per acre, but now I am sure will average \$40, and there is much greater demand.

STEBEN COUNTY.—This county has increased in valuation somewhat since 1900. Cheese factories and separating stations have been established, which enhance farm values. There is general prosperity and contentment.

Another correspondent.—One mile north from Arkport are the celery farms and lettuce fields, about 2,000 acres of swamp land having been reclaimed. This land ten years ago was about \$8 per acre; now it brings from \$80 to \$125.

Another correspondent.—Where valley farms have adopted trucking the farms have increased in value. The general farming lands have depreciated in value by neglect, there being more money, pleasure, and excitement in the town and in the shops. High wages have depressed the best part of farm life by giving no future to an enterprising man.

SUFFOLK COUNTY.—The year 1900 was at about the end of a period of a number of years of poor crops and prices, and since then we have had extra crops and good prices, particularly of potatoes, which is the principal money crop. Russian Poles have settled here in large numbers, purchasing farms and nearly paying for them in three years. This has boomed the price of farms, as they buy everything for sale at, it seems to me, fancy prices. I do not think values can hold quite as high as at present, for we are sure to have off years.

TIOGA COUNTY.—Five years ago as one of the tax assessors for this county I helped make a list of the farms that had changed owners for two years. As I remember it, about a dozen had so changed, but for the last two years there has been scarcely a sale, and if anyone wants to get rid of his farm he simply moves off. The number of such farms is growing rapidly.

ULSTER COUNTY.—This part of the State is engaged mostly in shipping milk to the New York market and in keeping New York boarders. Land has advanced in some places over 100 per cent, as the Hebrews are buying almost everything they can get and turning the same to the keeping of boarders. Consequently many places which sold for \$3,000 five years ago are selling all the way up to \$10,000. Farms have advanced 50 per cent in value in the last five years.

WASHINGTON COUNTY.—Owing to the telephone and rural free delivery, the best and the ordinary farms are advancing in value; but the back and poor farms are losing.

WESTCHESTER COUNTY.—Farms have advanced in value in this section in about equal proportions, regardless of specialty followed. In this particular township they have advanced much more than my figures indicate, owing to a remarkable influx of wealthy New Yorkers, who can not be called farmers in any sense of the word. All high-ground farms have more than doubled in value, but not for farming purposes.

Another correspondent.—In the southern part of this county the value of land is increasing all the time, and is worth \$1,000 or more an acre, while within 25 miles of New York, especially on the Harlem Railroad, the value of land has increased 50 per cent within the past five years, being purchased mostly for residences by New York City people. The price is from \$70 to \$100 and over per acre, and five years ago \$50 or \$60 an acre would have been considered a fine price.

YATES COUNTY.—No investment pays as good a rate of interest to-day, in my judgment, as a good farm in western New York.

NEW JERSEY.

BURLINGTON COUNTY.—Except in the vicinity of cities farm lands have not risen in value and are not one-half as valuable as they were twenty-five years ago. Many farmers are leaving their farms and going to the cities, and many who bought farms thirty or forty years ago have had to give them up to mortgage holders; others are trying to hold on to their properties, hoping for a change for the better, but as long as the Government keeps giving away lands for a mere trifle I do not see any hope for better conditions for the Eastern States.

CAMDEN COUNTY.—I have noticed in a general way that farm lands have been looking up the past few years and a greater interest seems to be taken by the owners and operators of farms in this section. I attribute this condition to the scarcity of farm help and the advance in wages, which have caused the farmers to exercise more skill in the management and care of their crops, stock, etc., and although in some cases the farmers may not have cleared much money or any more money than in

previous years, yet they have enhanced the value of their farms and homes by extra efforts; consequently the prices of farm lands to-day are noticeably higher than they were five years ago and these lands are in greater demand.

CUMBERLAND COUNTY.—In this vicinity small farms within 2 miles of the railroad station are often higher in value than the average I have reported.

HUNTERDON COUNTY.—On account of San José scale, fruit farms have decreased in value fully one-half.

MIDDLESEX COUNTY.—Farm lands have increased in value in my section, particularly lands adapted to vegetables to supply the fast-growing demand of cities.

MONMOUTH COUNTY.—I am largely interested in fruit growing, and I find in reference to our accounts that fruit is selling at twice the price of five years ago, and crops in general farming about 50 per cent higher. The prices of land have risen about one-half in value in this section of the western part of the county.

Another correspondent.—There is a demand for small farms for general farming by people from near-by cities and towns, which has caused an advance in price. Vegetable farms of from 8 to 15 acres, with house and outbuildings, are in demand in all the eastern part of the county.

Another correspondent.—A general rise in farm lands has occurred in the past five years in a very marked degree, owing largely to the great influx of residents on our shores and to the large acreage of farms utilized for the pea and other canning vegetables for the factory here.

SOMERSET COUNTY.—In 1900 the fruit farmers were discouraged, but, being able to fight the San José scale to a standstill, some are again going into fruit raising, especially since the price of fruit is better than in 1900. There is a greater demand also for farms for general use.

WARREN COUNTY.—The price of farm lands has remained nearly the same for the last five years and shows a wide range in valuation, according to the nearness or remoteness of the market. A curious fact is that farms with poor buildings sell almost, if not quite, as well as those having all the improvements.

PENNSYLVANIA.

ADAMS COUNTY.—Farms that have increased the more in value per acre through our section of the county are those on which a variety of crops are raised. Dollar wheat, good prices for hay, eggs, butter, milk, and poultry, and even sweet corn, have helped.

BEAVER COUNTY.—Fruit farms have gone down in value on account of insect pests infesting the trees and fruit.

BERKS COUNTY.—Fruit raising is no more a paying business, due to the San José scale; those who try to save their trees by spraying have a heavy expense and do not realize any more as yet for their product.

BUTLER COUNTY.—There is a good deal of discontent among farmers in this county; the oil business has spread over nearly the whole county and it pays higher wages than farmers can afford; therefore the young men are nearly all working at pumping, or at the steel mills not far away.

CAMBRIA COUNTY.—Though land may have increased in value by reason of improvements, it has decreased fully as much by reason of coal mining, causing owners to fear that land will be damaged much by draining through coal mines.

CENTER COUNTY.—Within the last five years land conditions have improved slightly, the younger class of people being more intelligent and doing better work.

CHESTER COUNTY.—The chief cause of advance in price is the improved condition of farms by improving buildings and cleaning up fence rows, etc. While there is more land selling, prices are not higher, except where influenced by near-by towns or building of new steam or trolley car lines.

CLEARFIELD COUNTY.—Until very lately farms were bought here for the timber that was on them, and now pretty good farms for this part are sold for about what the buildings cost, but I think the price has risen a little in the last five years.

CRAWFORD COUNTY.—Very few farms have changed hands in this section during the past five years. What little change has been made is mostly of small or fancy places bought by city people for residence purposes.

FAYETTE COUNTY.—This is largely a coke and coal county and most of the coal underlying it has been sold, making the farmers in many instances quite independent in fortune and causing an abandonment of farms by many farmers, and a consequent renting out and changing of hands; therefore surface lands have not appreciated in value compared with the year 1900. Also in many places the surface is unfit for farming after the coal has been mined, on account of its falling in and taking away the water supply. Gardening and dairying are on the increase on account of the influx of immigrants to the coal region making a demand for large amounts of these products. On the whole the county is much richer than in 1900.

Another correspondent.—One of the great damages done to our section is the polluting of our creeks by the sulphur water pumped from the mines, so that our stock will not drink it unless compelled to do so to keep alive. Some of our farms are almost ruined by having their fresh-water supply cut off.

FRANKLIN COUNTY.—Small farms of 50 to 80 acres have increased in value, while farms of 125 to 250 acres have decreased.

LANCASTER COUNTY.—There is more active selling of farms this fall (1905) than there has been for some time, partly because of the high price of wheat. Tobacco also is selling at a higher figure than for some time. If these things continue, land will sell much higher. Small farms of 40 acres or less are bringing more than in 1900, because there have been improvements, the farmers putting the land in a higher state of cultivation and repairing buildings, while large farms are not wanted, labor being too hard to get.

Another correspondent.—The advance in prices of farm lands in the limestone district is owing more to reduced rates of interest on money than advanced prices in general products of the farm. The buildings of the farms of Lancaster County could not be replaced now for the amount that the farms would bring at the average price obtained for farms; this is owing to the fact that most of the buildings were erected long since and are of a commodious style and could not be duplicated now at the advanced prices of labor and material at less than double their original cost.

McKEAN COUNTY.—No particular change in value of farm lands, except when partly covered with timber, which is more valuable.

MERCER COUNTY.—About one-fourth of the farms in this county are kept in good condition, one-fourth are at a standstill, and the rest are going back. The farmers are letting the fences grow up with brush and weeds, until in many places you can not see the farmers at work when going along the road.

MONROE COUNTY.—The price of farm lands would be less this year than in 1900 were it not for the markets created by our city guests for three months of the year.

MONTGOMERY COUNTY.—There is a decided improvement in the price along all electric railways and all good macadamized roads, but farms not having the advantages of these improvements have a very dull sale.

POTTER COUNTY.—With the establishment of cheese factories and creameries and the coming of a railroad (a large part of the income from farming comes from cheese and potatoes), the value of farm land is steadily on the increase.

WARREN COUNTY.—Much of our land here is rough and only fit for grazing purposes, and the result is that settlement as well as improvement in lands is slow. We are just changing from a lumbering to a farming community.

WASHINGTON COUNTY.—Farm prices have risen because of increase of population in our towns. On this account the produce of the farms, whether hay, fruit, vegetables,

or milk, brings a large price right on the farm, and the storekeepers are scouring the country near by for these products.

Another correspondent.—The building of the Wabash Railroad through our section has increased the value of farm lands.

WAYNE COUNTY.—This is a rough country and quite a distance from market. While the lumber business was going on a farmer could sell to the lumbermen, and thus do pretty well, but as the lumber business wanes the market is not so good and farm property declines in value.

Another correspondent.—Dairying is better than five years ago, and creameries and cheese factories are helping raise the value of the dairy farms. Fruit and vegetables are easily grown, but the nearest railroad is 7 miles distant and what we raise can not be marketed profitably. Keeping city boarders in the past two or three years has become quite a business and has a tendency to increase the price of farm lands a trifle, and this may be the means of attracting a railroad company this way with a steam or trolley line. Lumbering has been the life of this country for years, but since there is but little lumber left to market now more attention is given to farming.

WYOMING COUNTY.—The farms adapted to dairying are a little higher in price than others, largely on account of the buildings and equipment of such farms. There has been more stock kept in the past few years and the farms are in a better condition and more fertile than in 1900; therefore are worth more.

YORK COUNTY.—Owing to a great demand for and advance in price for live stock and vegetables, those kinds of farms have advanced considerably in value within the past five years.

Another correspondent.—The increase is due to greater facilities for disposing of sweet corn and peas in near-by markets, to more up-to-date farming, and to the establishment of the rural free delivery.

SOUTH ATLANTIC STATES.

DELAWARE.

KENT COUNTY.—My own farm I value at \$150 per acre, and when I tell you the net income above support of family from 100 acres will be this year in excess of \$3,000, you will see at once that my valuation is not excessive. I know that such cases are not common, but they show what Delaware lands are capable of producing.

NEWCASTLE COUNTY.—Fruit farms are fast deteriorating in value on account of scale and other enemies and it is a continual fight with these to reach any results; the writer had to pull out a 4-year-old peach orchard recently on account of its being killed by scale, and the same pest is now attacking old apple trees, and even shade trees and hedges are going the same way.

SUSSEX COUNTY.—Higher values depend on high cultivation and suitable situation.

MARYLAND.

ALLEGANY COUNTY.—There is a constant tendency to enhanced value of land within easy distance of the Cumberland market.

ANNE ARUNDEL COUNTY.—Fruit land has decreased in value owing to the presence of the San José scale on peach trees.

BALTIMORE COUNTY.—In the counties farther back from Baltimore land has not only held its value, but has increased as railroad facilities and good roads have progressed.

CAROLINE COUNTY.—Canning houses and northern people have been a great help to this section of Maryland.

CARROLL COUNTY.—Because lands situated near the county seats find better markets for dairy and vegetable products, naturally these lands bring a better price.

CHARLES COUNTY.—People from the North and West are coming to Charles County and buying land. They seem to like this part of the country very much. Considerable land which had not been worked for a long time is now producing vegetables, corn, and wheat.

Another correspondent.—The one-crop system, so long practiced in the South, is giving way to general farming, and hence better farming. Especially is this true of hay, stock raising, and grain. Owing to the San Jose scale fruit growing has had a setback, but is coming to the front again now.

DORCHESTER COUNTY.—Because of extensive advertising by the State board of immigration, farm lands have risen in price from 20 to 30 per cent, and speculators are holding them at more than 50 per cent, which is more than they are practically worth. Owing to northern and western farmers settling here and efforts made by the Maryland Agricultural Experiment Station, the Maryland Horticultural Society, and the Department of Agriculture, farming has been changing from the old-time indifferent methods to a more scientific and progressive way of growing products within the past ten years. Even those who persisted in thinking the old way good enough for anybody are now trying to keep up with more modern ideas and ways.

Another correspondent.—Since 1900 many parts of this county have improved rapidly. Very good farmhouses, large barns, and other farm buildings have been built. Miles of wire fencing have been put up, much land has been cleared and improved, and it would be difficult to buy land that is at all desirable at the average prices given by me. The growing of melons, canteloupes, tomatoes, and small fruits is increasing every year, and when growers of fruit, vegetables, and grain are prosperous it is difficult to value the land correctly.

Another correspondent.—Our common farmers obtained good results, as a rule, and in this immediate section have made some money and done more building than in any five years within my memory. Our farms of this class sell readily for a fourth more than five years ago, and our farmers have made a wonderful improvement in growing melons, hay, tomatoes, peas, cowpeas, scarlet clover, and other improving crops.

TALBOT COUNTY.—Lands have increased about 50 per cent in value in the last five years with the introduction of canning and packing houses for their products.

WORCESTER COUNTY.—The country here is farmed largely on antebellum lines, the one-horse plow, the V-shaped harrow, and the dump cart prevailing. Then, farms are too large; they are owned by a few men who live in towns and let their lands to renters. The county is not developing and never can develop until a new régime prevails.

Another correspondent.—Land values in this immediate vicinity have improved during the past five years from three causes: (1) Growth of timber, (2) improved cultivation, with increase of stock, and (3) immigration, which has increased the demand for farms.

VIRGINIA.

ACCOMAC COUNTY.—Land is away up in this section. About 1900 the price of farms was low on account of sweet potatoes bringing low prices. Since that time the Eastern Shore of Virginia Produce Exchange has become firmly established and has been the means of getting good prices for all our farm products, therefore the price of farms has advanced.

AMELIA COUNTY.—The enhancement of value of our lands is due entirely to immigration. We have poor labor, and need much of it.

AUGUSTA COUNTY.—The large increase in farm values is due to the Virginia Portland Cement Works, started in 1901, which employs 700 hands, giving a fine market.

Another correspondent.—Lands have been improved very much in the past five years in cultivation, fences, and buildings. Our farmers are just beginning to awaken to the improved methods of cultivation.

BEDFORD COUNTY.—There has been a considerable rise in land in the last four or five years. This district was inconvenient to railroad stations and post-offices, but since the establishment of the rural free-delivery system and the opening up of a good local market the price of land has been greatly enhanced.

BOTETOURT COUNTY.—The lands of Botetourt are advancing, especially on account of the quality of apples and tomatoes raised. The advance in the value of timber has added much to the value of well-timbered farms.

CARROLL COUNTY.—Lands of all kinds have taken an upward turn during the past five years. Farmers are generally prosperous, having paid off their mortgages and other indebtedness. All farm products are bringing good prices, and farmers are prosperous and happy.

CHARLES CITY COUNTY.—The best river farm lands are worth from \$25 to \$75 per acre; back farm lands, \$10 to \$25; timber lands, \$20 to \$35; cut-off lands, \$3 to \$5. The above figures are about 50 per cent over the values of 1900. Lands were unsalable here ten years ago. More subdivisions will still further advance the value of our land. We need more white population. Twenty-five acres of land here will maintain a progressive family.

CHARLOTTE COUNTY.—Small landholders who do their own work are quite prosperous, while large landholders find difficulty in having their lands cultivated, owing to the abstraction of labor to public works and to the Northern States, where prices are higher for labor of all kinds, especially house servants.

CULPEPER COUNTY.—The increase in value of farms is based more on the improved condition of farm lands than on any advance in price of the land.

DINWIDDIE COUNTY.—The increase in value of all farms is due to the high prices of timber, and not to higher prices for farm products. Very much land lies idle here for want of labor, all the best labor being employed by the lumber companies at much higher wages than can be paid on farms. This locality is 110 miles distant from a railroad or market.

FAIRFAX COUNTY.—A large percentage of the increase of value is due, especially in dairy farms, to new and better buildings. Dairy farms, being chiefly near Washington, D. C., have been disproportionately increased in value by trolley-road building. Fruit farms have been affected in the same way and for the same reason.

GRAYSON COUNTY.—The rise in farm lands in this township is owing principally to nearer railroads. Two railroads have been lately extended into the county and everything is on a boom, one road being in the east end, the other in the west end of the county.

GREENESVILLE COUNTY.—Five dollars was about the average value until a few years past; but, with a growing manufacturing town in the center of the county, a number of settlers coming in increased the land in value. Farms sell, when they can be bought, anywhere from \$40 down to \$5, location and timber having much to do with the price.

HALIFAX COUNTY.—Prices of tobacco keep low and the price of tobacco land does not increase as that of other land.

HENRY COUNTY.—There is no advance in farming lands except near towns; the labor has all gone to the towns, the coal fields, and the public works, on account of the low price of tobacco, our staple money crop. The lands are growing up in second-growth timber. A large quantity of land can be bought at low figures—\$5 or \$6 per acre.

HIGHLAND COUNTY.—Farm values have increased since 1900 owing to the lumber business which started in the last few years in the adjoining counties of Pocahontas and Randolph, W. Va. Timber lands have increased in value from \$1 to \$25 in the last five years. All fruit, vegetables, butter, chickens, etc., are sold to the lumbermen at good prices.

KING AND QUEEN COUNTY.—The cause of the increase in value is largely due to

the use of more fertilizer, fully 10 tons being used now to 1 used here five years ago. Ten times as much tobacco and peas are raised as in 1900 and certainly twice as much corn. Many sawmills are here, and it being farther from river landings and railroad stations than almost any other part of the State, we have to keep so many teams that it makes here a good market for grain and hay.

LANCASTER COUNTY.—This section is getting more thickly settled each year, which is the cause of the advance in real estate.

LOUDOUN COUNTY.—The increase in value I attribute chiefly to better farming, such as better cultivation, liming, etc.; also to some improvement in farm buildings.

MONTGOMERY COUNTY.—The rise in price of lands is due more to the construction of tidewater railroads through this section than to the increased profits in farming. There has perhaps been a greater increase in values of the poorer classes of lands, especially those suited for holdings in small tracts, than for the better classes of lands in large tracts.

NANSEMOND COUNTY.—The lumber enterprise enhances the value of land to some extent in this section, but the better price for peanuts has caused farms to be in demand and increased their price. The demand for farm land is greater than the supply. The production of peanuts in this district (Holy Neck) has increased at least 75 per cent in the last five years.

NORTHAMPTON COUNTY.—There has been a wonderful advance in our lands; some middle land—poor and in bad cultivation, little wood of value upon it, but good for trucking—sold not long since for \$100 per acre. Now and then and only when large tracts are sold will land bring as low as \$50. I have put that as a minimum, as I wish to be conservative.

Another correspondent.—The small truck farms close to railroads are more valuable than the large farms away from them. I have frequently known small truck farms close to the stations to sell at auction for \$100 per acre, and then I have known large farms not so convenient to sell for \$20. The large farms are cut up into small truck farms which makes them more valuable when sold.

Another correspondent.—The farms of this county have increased in value the last five years owing to the paying prices received by the farmers for their main crop—Irish potatoes—and the increase of population, especially of young married couples seeking homes, making new settlements, and improving old ones. Farms are scarce both for rent and sale.

NOTTOWAY COUNTY.—A great many farms have exchanged hands in five years at double the purchase price. We are having people come to this point from all over the West and South.

PITTSYLVANIA COUNTY.—Tobacco land has gone down in price on account of the low price for which tobacco is now selling and the great scarcity of labor.

POWHATAN COUNTY.—The county on the whole has improved a great deal in the past five years. A good many settlers have come from the West and bought farms, some at good prices and some very cheap. A good many farmers are changing from tobacco to stock and grass, hogs, sheep, and goats.

PRINCE EDWARD COUNTY.—The value of land has increased considerably in the last five years, owing in part to the fact that land buyers are more plentiful, and more barns and outhouses are going up and more fencing and improvements generally, with better prices for all crops; the demand is greater than the supply, except for tobacco lands.

PRINCESS ANNE COUNTY.—The farmers in this section have made rapid advances in the last five years in getting their lands up to a higher state of cultivation and especially in building barns and dwelling houses.

ROANOKE COUNTY.—The increase in value of fruit farms is due to the good prices of apples from this section and their ready sale. Other land has increased in value because of the prosperity and healthy growth of Roanoke city, our local market and

business center, which seems to be infusing some of its life and business energies into the surrounding country.

SHENANDOAH COUNTY.—Owing to increase in fruit-tree planting, fruit growing, and a better market for vegetables, and owing to gradual increase of factories, together with the increased values of agricultural products generally for five years past and the large average of good crops raised, farms have increased much in value.

SOUTHAMPTON COUNTY.—Lands have fully doubled in value during the last five years, owing to two new railroads built through the county and other internal improvements.

STAFFORD COUNTY.—The increase in lands in my section is due principally to dividing the large farms and selling them in 15 and 20 acre lots, upon which farm buildings have been erected.

WARWICK COUNTY.—The large increase in value of farm lands is due to the growth of the adjacent cities of Hampton and Newport News, and the consequent advantage of a home market for crops.

WASHINGTON COUNTY.—This part of the county is adapted to raising live stock, cattle, horses, sheep, and hogs, grain, corn, wheat, and hay. Hence outsiders, people off the railroads, are coming in and buying. Then we have a number of good colleges and high schools which attract.

WESTMORELAND COUNTY.—There is very little land to sell, and it is hard to buy at all. Prices range from \$5 to \$30 per acre. No owner is anxious to sell unless for division.

WISE COUNTY.—It is almost impossible to buy farm land in this county at present, owing to the great demand for farm products and the unwillingness of owners to sell.

WEST VIRGINIA.

BERKELEY COUNTY.—Lands in fruit have made the greatest advance, and fruit growing has made wonderful strides in four years.

CABELL COUNTY.—Prices of cattle have decreased and lands correspondingly. All lands growing crops have lost in fertility and value.

CALHOUN COUNTY.—Oil and gas fields are ruinous to a farming community from an agricultural standpoint. When the farmer gets oil or gas he usually lets his farm grow up in weeds and brush.

HAMPSHIRE COUNTY.—Many apple and peach orchards have been planted on land worth \$1 per acre that is now worth \$20 per acre.

JACKSON COUNTY.—Land has declined in value because the timber has about all been taken off and sold, because of the scarcity of farm labor, and because taxes seem to be increasing almost every year. Land has been selling for \$4 to \$10 per acre. Very little land has been changing hands, and that at a decline of \$1 to \$3 per acre below the value of five years ago.

MARSHALL COUNTY.—There has been a greater increase in dairy, fruit, and hay lands in this section than in general farm lands on account of oil development in the near vicinity.

MASON COUNTY.—The improvement in the last five years is owing to the change of mind of farmers who are beginning to see that live stock and fruit are much more profitable than grain.

MERCER COUNTY.—The farms generally are rocky and small and mostly devoted to fruit and vegetables. Farmers generally have built good houses and improved their lands from 25 to 50 per cent in the last five years. There are not many farms offered for sale, but farms that sold five years ago for \$1,000 the owners ask \$3,000 for now. Land has advanced one-half owing to improvements. There are no grazing farms in this district, and if there were they would be converted into truck farms, for we have ready sale here for what we raise, as it is a mining region. Farmers continue to enlarge their orchards, and small fruits also get a good deal of attention.

Another correspondent.—Farming land in this section—Mercer, Wyoming, Raleigh, and McDowell counties—has increased in value in the last two years owing to the new railroad and all crops and vegetables have advanced in price.

MONONGALIA COUNTY.—Although this is strictly speaking not a good agricultural country, the opening of mines makes better markets and has stimulated prices of lands.

MONROE COUNTY.—Farming is done now in a more scientific way and I think there has been some improvement of the soil since 1900. The value has increased very much per acre.

OHIO COUNTY.—Dairying has received renewed activity by the building of trolley roads in the county. Dairy farms are situated near these lines, so that milk can be shipped twice daily.

PENDLETON COUNTY.—All lands have advanced in value one-third in price in the last five years, also all the products on the farms at the same rate. We have a market for all that we raise (which we did not have five years ago) to supply the lumber camps.

POCAHONTAS COUNTY.—The value of all lands has been increased by the building of a railroad through the county.

UPSHUR COUNTY.—One reason why there is not a greater advancement during the past five years is because so many of our farmers have left their farms and gone into the lumber business.

WIRT COUNTY.—Timber lands, where the timber has not been removed, are the most valuable of our lands, as the price of timber has advanced very rapidly in the last few years.

NORTH CAROLINA.

ALAMANCE COUNTY.—The people are seeking small farms, so as to be able to do their own work, as the young men are all seeking other work than on the farm, and the colored labor is so unreliable, both male and female.

ALLEGHANY COUNTY.—Some farms have advanced 50 per cent owing to improved methods of farming and increased interest in stock raising.

ANSON COUNTY.—Some good buildings have been erected, roads improved, and prices of most farm products enhanced, consequently increasing value of land. Cotton lands have advanced more than other lands.

BEAUFORT COUNTY.—The value of our farm lands has gone down; the cause is that the majority of the farm labor is working in lumber, and for the lack of labor the farms do not get the attention they should have.

BLADEN COUNTY.—On the railroads lands have risen much more than they have in the regions at inconvenient distances from them.

CATAWBA COUNTY.—I have been surveying and writing deeds for sales of land for the last thirty years, and I have never seen such a rush in land matters at any period as there is now.

CHATHAM COUNTY.—My township is in the new bright-tobacco belt and land is worth almost anything asked. Land that could have been bought for \$4 or \$5 five years ago would now sell for three or four times that.

CHEROKEE COUNTY.—The general farming land has decreased in value, owing to the fact that sulphur, copper, and iron mines are located about 10 miles from this township, and the fumes of the sulphur are destroying the timber and to a great extent the usefulness of the land. As yet it has not affected the hay crop very much, hence such farms have increased in value.

CLEVELAND COUNTY.—Large tracts of land are being divided into smaller tracts for intensive farming. The price of cotton and the general prosperity are causing the price of land to have an upward tendency.

CURRITUCK COUNTY.—The lands that produce sweet and Irish potatoes in my county are bringing fabulous prices.

DURHAM COUNTY.—There has been very little improvement as regards value, on account of so much timber having been cut from the forests. If it had not been for that cause, the values would have increased very much.

FORSYTH COUNTY.—During the last five years land has increased in value 100 per cent, including buildings, and the farmer is not looked upon with contempt, as he was years ago. All kinds of farm produce find ready sale and buildings have been improved.

FRANKLIN COUNTY.—Labor is very scarce, consequently smaller crops and a 25 per cent decrease in valuation of lands; all crops are at least 25 per cent inferior to those of past years.

GASTON COUNTY.—The advance in farm lands is chiefly due to road improvement and cotton factories.

GUILFORD COUNTY.—All farm lands in this township are slowly advancing in price, owing in part, I think, to the fact that local markets have made farming more profitable.

HALIFAX COUNTY.—Bright-tobacco lands are worth less because of the depression in price of tobacco, made so by there being no competition in buying.

HENDERSON COUNTY.—There has been an upward tendency in the price of farm lands for the last four or five years; along with this there has been a general improvement in the farms, in the lands, in the fences, in the farm buildings, and in the dwellings.

Another correspondent.—On expectation of a railroad through this section our lands are advancing fast, and some transfers have been made at prices much higher than those stated elsewhere in my report.

IREDELL COUNTY.—Wherever cattle are kept lands have grown more productive and higher. Macadam roads have increased valuation. More pease have renovated worn-out fields and made bigger profits.

LENOIR COUNTY.—The farmers have made great improvements in the past year. They seem to take more interest in everything. More of them are raising their own meat and bread, having their farms ditched, and new tenant houses built and fertilizing their crops better.

NEW HANOVER COUNTY.—The increase is due, in case of general farming lands, to the building of good roads and the rural free delivery of mails; and in case of lands devoted to vegetables, to better transportation facilities, and up to this year (1905) good prices for vegetables.

NORTHAMPTON COUNTY.—The eastern section of the county is devoted almost entirely to peanuts; farmers are prosperous, and lands are much higher than those planted in corn and cotton.

ROBESON COUNTY.—Large farms find more ready sale in this section than small ones, contrary to what seems should be the rule when labor is so scarce and hard to control.

ROCKINGHAM COUNTY.—The scarcity of labor more than anything else has kept land from advancing. A large amount of timber has been cut during the last five years. The low price of bright tobacco and the worn-out condition of so much land on the average farm, caused by extensive farming and carelessness, have kept the price of land lower than it should be.

SCOTLAND COUNTY.—Farm lands, owing to the low price of cotton in 1900, were then depreciated. The owners of land, mostly lease, and when cotton is low very small rentals obtain, and when, as now, it sells at 11 cents, there is great improvement, both in the cultural condition of the soil and in the buildings and general equipment for the tenants. The prices of all good farming lands are rapidly advancing, and manufacturing is developing. There are thousands of northern

people inspecting the great many opportunities to make large investments, and buying great bodies of what has been denominated worthless lands, which for lack of capital are worthless to the State and owners, but very valuable when adjusted by capital.

SURRY COUNTY.—Land well timbered has increased in value more than the figures elsewhere reported would indicate.

SWAIN COUNTY.—Timber land has about doubled in price in the last five years.

VANCE COUNTY.—Tobacco is selling now for less than it costs to produce it. Some twelve or fifteen years ago thousands of acres of land in our section found ready bidders at \$20 per acre. The decline of tobacco lands in value has been as gradual as that of the price of tobacco.

Another correspondent.—Farming lands of nearly all classes have advanced slowly but steadily from year to year. As the young men become grown on the farms they usually marry and buy small farms. The general tendency is for farmers to own smaller farms and cultivate them better and manure more highly and get better results.

WAKE COUNTY.—There has been some advance in farm land in our immediate section, say about \$2 per acre, but none of it is bringing as much money as it would if we could get labor at reasonable price and could rely upon it. A great deal of our good land is not being cultivated on account of the poor and unreliable labor, and this is getting worse every year.

WASHINGTON COUNTY.—Where there is a progressive farmer, land is valuable; where a sluggard, land is in bad shape and of but little value; and where there are facilities for transportation, land is all the time advancing.

WATAUGA COUNTY.—Farmers are taking more interest in the improvement of stock generally, also in building comfortable houses and barns for the protection of themselves and stock during the winters. Stock raising of all kinds is becoming more interesting to our people.

WILSON COUNTY.—The farm lands in Wilson County have increased in value for the last few years very greatly, on account of the great advance in the price cotton. The farms are usually small in size and are largely cultivated by white men.

SOUTH CAROLINA.

BAMBERG COUNTY.—All lands within 5 miles of the towns and villages have increased in value from 100 to 500 per cent; farther off, from 25 to 50 per cent; in fact, it is next to impossible to buy near towns at any price.

BARNWELL COUNTY.—Lands that the ordinary farmer did not fertilize and build up ten years ago, and which were classed as ordinary farming land, could have been bought then for \$5 per acre; but many of those farms have been improved by ditching and a superior grade of fertilization and cultivation, and have easily doubled in value, especially is this the case with cotton farms and hay and grain farms.

Another correspondent.—The greatest improvement is in the medium and best quality of lands suitable for general farming and the cultivation of cotton and grain. There has been but very little enhancement in the value of the poorer lands, except for the timber on them.

BEAUFORT COUNTY.—Lands in my locality are increasing in value every day, mostly on account of planters going into truck planting. A few years ago lands on this island were principally worked by negroes, or you had better term it, "butchered" by them; but in the last three or five years a few white planters have come in, and lands that have been a drug on the market readily sell at \$10 an acre and there are some plantations that can hardly be bought at any price.

CHEROKEE COUNTY.—Lands near towns and lands well improved, with good buildings, and lands well located on public roads, even though not near towns, will sell for

\$25 to \$30 and \$40 per acre. In fact, there are very few lands offered for sale now. There are some good places that are not well located that can be bought for from \$5 to \$10 per acre.

Another correspondent.—The white renters are getting tired of paying rent and are buying land; and some of the employees of cotton mills have made money enough to buy land, as they get tired of mill work and want to get out into the country. Hence land values are rising.

CHESTERFIELD COUNTY.—This township was about 20 miles from a railroad until 1900. Then the Seaboard Air Line built a railroad through this section, and the land is worth, and does sell, for from three to ten times what it did before the road was built. Stock has improved about one-third in value.

CLARENDON COUNTY.—Farm lands have increased abnormally in value, owing partially to increased demand for farm products, and more particularly the large purchases made by rich individuals and corporations.

GEORGETOWN COUNTY.—The depreciation of rice-land values is attributed to lower cost of production in Louisiana and Texas, frequency of freshets in our rivers, and the demoralization of labor. Truck farming is increasing, and the land is enhancing in value.

LEE COUNTY.—All grades of land in Lee County are selling for better prices than ever before in the history of this region. This is especially true of land adapted to the raising of cotton, of which there are thousands of acres in the county. Such lands have been and are changing hands at \$30 to \$100 per acre. To my mind there are four potent causes for this condition: (1) The establishment of the new county (1902); (2) better railroad facilities; (3) rural free delivery of mails; (4) general prosperity, and perhaps I ought to add (5) more intelligent farming, whereby two bales of cotton are raised on one acre, instead of raising one bale on three acres, as heretofore.

LEXINGTON COUNTY.—Owing to the increase in the price of cotton all lands have been fertilized well and greatly improved to a higher state of cultivation, also buildings have been remodeled and rebuilt during the past five years. Many farms in this section are worth more than \$100 per acre, a full increase of 100 per cent during the past five years.

MARION COUNTY.—Five years ago farming lands in this section had a nominal value of \$10 per acre. The introduction of tobacco culture has worked wonders in the financial condition of the farmers, and the same lands are now readily selling for \$50 to \$75 per acre.

MARLBORO COUNTY.—Ten-cent cotton has added 25 per cent to land values in three years. Plenty of cotton farms in this county will bring \$60 to \$90 per acre.

OCONEE COUNTY.—The principal advance in land values has been in timbered lands for sawmill purposes. That class of land since 1900 has advanced 75 to 100 per cent; farming lands, 10 to 25 per cent.

PICKENS COUNTY.—The building of cotton factories is one cause of the rise in value of land in this portion of this county. The greater population enlarges the demand for the products of the farm at greater prices.

SALUDA COUNTY.—Increase of population, increased value of farm products, diversified methods, etc., have combined to make the farming operations more attractive, all of which tends to put up the value of farm lands.

SUMTER COUNTY.—All real property has advanced very much in the last five years. In 1900 good farm land could be bought for \$5 to \$8 per acre; now for the same lands \$15 to \$20 per acre is refused, and lands of the best grade and near towns bring as high as \$40 and \$50 per acre. I have given a conservative estimate. This condition is due to better roads and a higher class of farming; the land produces more.

WILLIAMSBURG COUNTY.—Some lands have doubled in value in the last four years, especially near schools, churches, and post-offices, and near towns. Some open

lands sell as high as \$10 per acre, and some wood lands as high as \$4 per acre; and some can not be bought at any price, not being for sale, but held for higher prices. Land is now considered good property, some buying it as an investment, and renting it, in whole or in part, to get the interest on the money.

YORK COUNTY.—The value of land, as given in this report, may seem fictitious, but it is not. There has been a great deal of improvement in the past five years, both in the land and in the buildings thereon. Most people have abandoned the old custom of wearing out a piece of land, throwing it out of cultivation, and clearing up new land, and a great deal of interest is now manifested in trying to improve what they have in cultivation.

GEORGIA.

APPLING COUNTY.—The increase in value of farm lands is due to the reason that more interest is being taken in farming, and in using better machinery for farming and harvesting, and to the fact that home seekers are coming here. The decrease in fruit lands is due to some kind of blight or scale that destroys the trees.

BISS COUNTY.—The best lands have advanced 100 per cent, the poorest have advanced none.

Another correspondent.—Our farm lands are selling above their real worth, considering the income that can be derived from their actual cultivation. We have in our county a city of 40,000 inhabitants. The business men are buying all the land that is for sale as an investment. Much of such land is lying idle.

BUTTS COUNTY.—In the early part of 1900 lands were selling at from \$8 to \$12 per acre; later on, when cotton advanced to 10 cents and over in the latter part of 1900, lands sold from \$12 to \$15 per acre, and in 1904, when cotton again advanced, lands went from \$15 to \$25 per acre, and it now remains about that price.

CAMDEN COUNTY.—Owing to the low price of rice these lands have been practically unsalable. In general all lands have advanced 50 to 150 per cent during the past five years. The turpentine and lumber interests are responsible for the increase, the large operators holding on to their lands and buying out the smaller tracts to hold them for a second growth.

CHARLTON COUNTY.—Owing to lands being bought up by parties in large bodies such purchasers will not sell in small lots, consequently the prices of lands owned by farmers have considerably advanced.

CHATTAHOOCHEE COUNTY.—For eight or ten years previous to 1900 lands could scarcely be sold except on "long terms"; very few seemed to have money, and those who had money preferred to invest in city property. Since cotton, the main money crop in this section, brings a better price, farm lands are now in some demand, and it takes more money to get the land.

CHEROKEE COUNTY.—The advance in price is mostly due to improvement in buildings, and somewhat to peach orchards. Little has been done to improve the fertility of the soil. There is a tendency toward small farms, and this enhances the price of land.

CLAY COUNTY.—Prices of farm lands, particularly here just south of Atlanta, have advanced from 50 to more than 100 per cent; this is due to two or more railroads running into Atlanta, extensions of other railroads, general improvements, increase in population of Atlanta, growth of suburbs, extension of suburban lines of electric railways, and last but altogether least, the grading and cherting (macadamizing) of the country wagon roads. There has been a constantly growing demand in Atlanta for fresh fruits, vegetables, and poultry products delivered daily or triweekly. Lands all around here that could have been bought four years ago for \$22.50 to \$25, have since sold for \$40, \$45, and \$50 spot cash per acre. Good vegetable lands will bring \$75 to \$150, and why not? We can clear—above fertilizers, taxes, and labor in growing and marketing—from \$40 to \$200 per acre. Since I came here four years

ago we have more roads, better roads, more street-car lines, suburban express cars, and rural mail delivery all over the country for miles around, and the Atlanta market is growing.

COFFEE COUNTY.—In 1900 this county was sparsely settled, but in a decade has improved wonderfully; new people with new methods have come in and taken advantage of the cheap fertile lands that are rising in value daily, and have stimulated the natives to industry and thrift. While it is not a stock county, it will fatten this year more hogs and make more bacon than in any previous two years. Capitalists have established competitive transportation lines, and the county was never more prosperous. Its climate and growth for fruits, grain, natural grass, and vegetables almost the year around attract progressive farmers from more vigorous climes, who at once invest and become active citizens.

COLUMBIA COUNTY.—The tendency is toward smaller farms, and where this is the case the price is invariably higher than given in this report. Dairying, hay, grain, and live-stock farms are at a premium because only a little labor is required and it is scarce here; vegetable lands have made big advances owing to progressiveness of the trucking industry.

DOOLY COUNTY.—Land is steadily rising in value owing to a new railroad and rural mail routes, while the people are fertilizing their lands better and bringing them to a higher state of cultivation.

DOUGHERTY COUNTY.—All lands in this section have advanced during the past five years from 100 to 300 per cent, timber lands from 200 to 400 per cent.

EMANUEL COUNTY.—The cause for the heavy rise in price of land in this section is the great number of people coming in, and this was thinly settled a few years ago; new railroads are opening new territory.

Another correspondent.—The average farmers make about double the amount of farm products now that they did five years ago, and the price of land is nearly doubled. Nearly all the farmers in this section are out of debt and have some money in hand, and a plenty of stuff such as corn, cane, peas, and potatoes for another year's support.

FANNIN COUNTY.—In the last year copper mines have done great damage to our forests and fields and thereby greatly depreciated the value of lands in a part of the county. Otherwise the introduction of railroads and growth of home markets have advanced the price of farming land about 30 per cent in the last five years.

FLOYD COUNTY.—In the past year or so there has been an active demand for land, especially for fruit and general farming, and hundreds of thousands of fruit trees have been planted. As a general rule the fruit land previously had no commercial value; now it is eagerly sought at an advance of 100 to 150 per cent.

Another correspondent.—The advance in the prices of cotton, horses, and mules has been the main cause of the advance in the price of farming land in general. In localities convenient to shipping points, peach raising has been the chief cause of the advance in case of land that is suitable for orchards.

FULTON COUNTY.—There are no lands in Fulton County, no matter how remote from the car lines or good roads, that can be bought for less than \$12 per acre, and land within 5 to 7 miles of Atlanta fronting on steam or electric car lines sells at from \$500 to \$1,000 per acre, the price falling off as the distance from railroads increases.

Another correspondent.—Land in this county in the last five years in nearly all cases has doubled in value and many farms on this side of the county, on account of the many good roads constructed, have trebled in value. These roads have given people a chance to haul manure from the city and land has been very much improved, which of course makes it more valuable.

Another correspondent.—Dairying has improved considerably in interest and consequently the farms have been greatly improved thereby, and also buildings.

The interest in the vegetable or truck farm has advanced at least 100 per cent, and wherever farms are adapted to that kind of farming the prices have advanced largely. The interest in fruit is growing and especially in strawberries, raspberries, and other small fruits.

GWINNETT COUNTY.—Five miles and farther from railroads, lands that sold for \$6 to \$7 per acre in 1900 now sell for \$10 to \$12. Near railroads paralleled with electric lines they sell \$40 to \$50 per acre. Improvements do not form a great part of the value of farms in this section; buildings are generally poor.

Another correspondent.—Farmers are more prosperous than they have been in years; they have more money, and they buy less supplies on credit. It is no trouble to get money at a reasonable rate of interest. The good price we have been getting for cotton is responsible to a great extent for this state of affairs as well as for the rise in the value of land.

HALL COUNTY.—Owing to demand and the county's becoming more thickly settled, land has gradually advanced in price, but in actual worth it is not keeping pace with the price paid; this is owing to poor cultivation and the want of seeding down. Some land that will bring \$15 per acre to-day will not produce more than two-thirds of the cotton it did ten years ago. Clean culture allows the land gradually to wash into streams and leaves it poorer. One has only to look at the recently cleared lands to see that the above is true; lands that have only been in cultivation a few years are making fine crops while the old lands hardly pay for the cultivation.

HENRY COUNTY.—While our general farming lands are much higher in value than five years ago, I think they are becoming poorer under the present tenant system; the ditches are not kept up and the all-cotton system is very impoverishing to the lands. Our tenants say that they have to plant cotton to pay for supplies and rent. I do not think our lands are yielding cotton per acre as well as they did thirty years ago.

HOUSTON COUNTY.—Our lands in this section are being bought for planting in peaches, consequently they are going higher in value every year.

JACKSON COUNTY.—The general run of land is being improved considerably above what it was five years ago; farmers are learning to rotate their crops and in this way to get better results in every way. Farmers are also making many improvements in houses and barns, and this land is growing better in price every year. Many farms in this section that can not now be purchased at \$50 per acre, five years ago could have been bought at \$10 to \$12.

JASPER COUNTY.—Diversification has caused the increase.

LEE COUNTY.—I have been inspecting and valuing lands in this county for the past 10 to 15 years for various loan companies, and 10 to 14 years ago good farms sold for \$3 to \$5 per acre, while now the poorest is selling for \$5 to \$8, medium for \$7 to \$10, and others can not be bought for \$10 to \$12. The land in this county is in large plantations, as before the war, and is cultivated mostly by the negro tenants.

LINCOLN COUNTY.—Large farms are being cut up into small farms of 100 to 200 acres; cotton is being planted less, and there is more making of home supplies, and more raising of hay; the county as a whole is on the upgrade in most all lines except cotton—people are raising less cotton.

MORGAN COUNTY.—The increase in value of lands for this section has been the result of several causes—increase in educational advantages, increase in value of cotton, the partitioning of large landed estates into small farms, and these being bought and occupied by thrifty white people.

PAULDING COUNTY.—Farmers are generally out of debt and in prosperous condition.

STEWART COUNTY.—We are beginning to diversify our crops more, prepare our lands better, and fertilize more, hence we make more per acre. Labor gets scarcer and more nearly worthless every year, but lands are gradually increasing in value. Some of us are increasing our cattle and hogs.

SPALDING COUNTY.—All lands are up. There is great demand for small farms of 25 to 50 acres; land owners are not disposed to sell, and the rents pay 12 to 16 per cent on the investment. Thirty acres of medium land rents readily for \$80 to \$100 per year. Many buyers, but little lands on the market.

WALKER COUNTY.—The great increase in value of fruit lands and farms in this section is due to the comparatively recent development of peach growing here. Lands that five years ago would hardly sell at \$10 per acre now bring \$30, and with bearing orchards on them from \$50 to \$100. The increase in other farm lands is solely due to a steady increase of population and the good prices prevailing for cotton and mules.

WORTH COUNTY.—All farming lands have greatly increased in value in the past five years. Some farms have entirely new enterprises in this section, such as dairying, stock raising, fruits, and vegetables, and all seem to be highly successful. All kinds of farm lands are fast advancing in price; and the secret of success lies in the building up of such lands, in small acreage, in manuring well, and in thorough tillage.

WILCOX COUNTY.—The county is comparatively new, and much land is being cleared. The greatest cause of the increase of value is the moving in of farmers from north Georgia.

WHITFIELD COUNTY.—The large increase in cotton and fruit lands is owing, as to the cotton, to the higher price of cotton for the past two years; as to fruit, to the fact that large areas in our section have been devoted to peaches and have come into productiveness in the last five years. These lands, which were the poorest ridges in the county, can not be bought now at any reasonable price.

FLORIDA.

BRADFORD COUNTY.—People make more and better crops of whatever kind of product adapted to this country that they plant. We are learning more how to fertilize and more how to cultivate to suit the seasons.

BREVARD COUNTY.—The cost of cleaning and putting land into cultivable condition is from \$60 to \$75 per acre, and this sum should, of course, be added to the cost of land, but in most instances this can not be done in sales, as the land will rarely bring the cost of the improvements.

Another correspondent.—Fruit and vegetable farms in 1900 had decreased in value following the severe freeze of 1895. Some farmers had mortgaged to further improve, and after the freeze offered property for sale to enable them to clear the debts. Prices have gradually risen since.

CITRUS COUNTY.—The turpentine industry and sawmills make all timber lands valuable that a few years ago were worthless, and these are now in great demand at \$3 to \$20 per acre.

DADE COUNTY.—A fruit orchard, or grove, as we call it here, is worth at least \$100 per acre when planted, and if well cared for will be worth \$1,000 in ten years. The oldest groves are about 10 years old, but very few are that old.

DE SOTO COUNTY.—De Soto is the largest county in the State. The principal industry is the raising of oranges and grape fruit. Stock raising is on a large scale with wild cattle on the ranges. Vegetables for the early market are produced all over the county, but in very small areas. Sugar cane, rice, and other staple products such as are grown in semitropical climes are all grown in the county, but not on a very large scale. Generally speaking, the land values have about doubled within the last five years owing to hard winters in the northern counties, which have made De Soto the banner orange county of the State. The pine timber has also been put to use by the turpentine people and the sawmills.

DUVAL COUNTY.—The constant increase in the values of farm products and a widening market for their disposal have been potent factors in the increased value of lands. Improved strains of stock and better methods of feeding have increased the value of

all live-stock. Farm lands in this State have always been exceedingly low, and their increased value is due to increasing production per acre and improved methods of culture.

ESCAMBA COUNTY.—Cotton planters from Alabama are leaving their worn lands and settling in this country freely.

GADSDEN COUNTY.—Farmers are now building up their land, which formerly they did not do. Lands in many parts of the county have doubled in value during the last five years. Tobacco raising has given a great impetus to all lands suitable for its culture, and all of our farming interests have greatly improved since 1900.

HILLSBORO COUNTY.—Orange grove property is now about \$400 to \$800 per acre. Unimproved lands have about doubled in value in the past five years owing to the growth of Tampa.

JACKSON COUNTY.—This part of west Florida is being rapidly settled. Land that ten years ago could be bought for \$1.50 per acre is now being improved and sells for \$10 to \$15. Razorbacks and scrub stock are gradually giving place to improved breeds. Improved farm machinery is taking the place of the undependable farm laborers. Frame dwellings and barns are pushing the log house out of the way, and the white man is doing the work.

JEFFERSON COUNTY.—Farm lands have more than doubled in value in the past year, owing largely to the demand for the timber lands for milling and naval stores. Farming lands have kept pace with wild lands in increase of value, except that cotton lands have generally deteriorated from age and general dilapidation of tenements, houses, etc.

LAKE COUNTY.—The freeze of 1895 destroyed our great industry (citrus fruits), and the subsequent depression resulting from expensive failures to restore the groves caused the desertion of many once-flourishing places. Then many resorted to farming and trucking, but not all have had satisfactory success. The want of confidence in the stability of either pursuit brought about a demoralization of land values. Considerable advancement since 1900, however, has been made in self-supporting farms. Vegetable lands (hammocks) are cultivated in small farms and vary in value from \$25 to \$75 per acre. Melon lands are cultivated in larger tracts and vary from \$10 to \$25 an acre. Orange groves vary in value from \$50 to \$500 an acre, according to condition and age of trees. Live stock on public ranges has improved 20 per cent since 1900. Pine timber lands in large bodies have advanced from \$1.25 per acre to \$5 and \$10.

LEE COUNTY.—Since the railroad came to Fort Myers all lands have increased in value. Land that could be bought for \$5 per acre (wild land) is now from \$10 to \$20 per acre, and some, near stations along the railroad, is worth more, and all improved land has increased fully 50 to 100 per cent, and some more.

LEON COUNTY.—Very much of the farm lands are owned by nonresidents. These lands are farmed (so called) by colored tenants and have been planted continuously for the past forty to sixty years without ever having received any fertilizer of any kind—not one ounce of plant food. Consequently, though these lands were originally good, they have become well-nigh exhausted. The income from them is small; hence the low prices at which they may still be bought. A few farmers are beginning to fertilize, and the yields are excellent.

MARION COUNTY.—There has been a general advance in the value of all lands in this section of Florida. The great advance in the value of orange groves is due to the fact that the trees were all destroyed by frost in 1900. Now most groves are bearing fruit again.

ORANGE COUNTY.—Our lands are devoted exclusively to fruit and vegetables. There are so many conditions to make or mar these two sources of income that it is hard to arrive at just conclusions. For instance, in 1900 we grew but few vegetables other than tomatoes. In 1903, 1904, and 1905 we have been growing lettuce and

cucumbers, from which we derived from \$500 to \$900 per acre when conditions were favorable. There has been a gradual increase in the price of lands since 1900.

SUMTER COUNTY.—The freeze of 1895 left Florida in bad shape. Her lands had but little value after the orange industry was wiped out, but trucking sprang up all over the State and farm land has been steadily increasing in value.

SUWANEE COUNTY.—The farming in my township is done with better skill and more interest, although labor is scarce.

TAYLOR COUNTY.—Farming and farm lands here are on an average about the same as they were in 1900, but our timber is worth about three times as much now as it was in 1900.

WAKULLA COUNTY.—The fruit lands are cheap and plentiful, because transportation to market often brings the shipper into debt. It is common that when one ships pears, peaches, or any other fruit the commission men send to him for money to finish paying the freight.

WALTON COUNTY.—Very few owned land in 1900. Nearly all were on the Government lands, but now a good many have homesteads. They used to sell a claim for a yoke of oxen and a wagon, but now so many northern people are looking for homes here that good land is advancing fast in price.

NORTH CENTRAL STATES.

OHIO.

ASHLAND COUNTY.—Land has increased \$10 an acre since 1900, and farms are kept in very good repair and the soil looked after more carefully than ten years ago, by use of barnyard manure and fertilizers.

BELMONT COUNTY.—The greatest increase has been in farms well situated. The most that is sold here is the surface, as this is coal land, and the coal is sold separately. The cause for much advance in value is the opening of mines and the making of great home markets.

Another correspondent.—Owing to the fact that nearly all the farm land in this township has had the No. 8, or Pittsburg, vein of coal sold from under it, there has been some depreciation in the surface value. If the taking out of the coal does not affect the water supply the land will in time reach the former valuation.

BROWN COUNTY.—The universal prosperity, coupled with good crops, has given the farmer the means of making improvements. A few small sections show very little but vacant houses and broken fences; on the other hand, a first-class through electric line that is just being completed has caused prices in its immediate vicinity to double those of five years ago. A more general use of clover has also increased the fertility of the soil.

CLARK COUNTY.—Most of the transfers have been to city buyers. There is little advance at present over 1900. A few persons became possessed of wealth and invested somewhat in farm land.

CLERMONT COUNTY.—In the last five years this county has been traversed by several electric roads, which have added at least 10 per cent to the average price of farm land. Farmers are changing from general farming to dairying, fruit growing, and trucking, and a good many farms are changing hands, being bought by city people.

Another correspondent.—The increase in values of hay and grain farms was due entirely to improvements added, as fencing and buildings; and in case of the tobacco farms it was doubtless due to the advance in market value of tobacco. The values of fruit farms were increased by work in extending the fruit crop so as to include many fruits not cultivated five years ago upon them; they now have fine pear, plum, grape, peach, and berry sections kept under good cultivation.

COLUMBIANA COUNTY.—Farm land in the northern part of Butler Township is held

about \$10 an acre higher than it was in 1900, on account of an electric road that has gone through in the last three years.

Another correspondent.—Our farm lands have depreciated simply because the manufacturing of the cities have offered better wages; hence our young men in particular have drifted off to the shops and factories, leaving the farm without help. Consequently farms are now put on the market to get rid of them at lower prices.

CRAWFORD COUNTY.—No one is exchanging farm property for town property, but town people are investing in farm property. I know of but few farms for sale; everybody seems satisfied.

CUYAHOGA COUNTY.—The close proximity to Cleveland makes land adapted to fruit and vegetables very high.

DARKE COUNTY.—Tobacco has had a good price and that has caused the boom principally in this region. A first-class tobacco farm might sell for \$200 per acre.

DELAWARE COUNTY.—The county has made vast improvements in roads, railroads, electric roads, and telephone lines, which have increased the price of lands; schools have had the same effect. Farms near the county seat and along electric lines are bringing almost fabulous prices.

FRANKLIN COUNTY.—Gardening land has increased in value more than any other kind, because it is located close to the city of Columbus. Small farms are devoted to that purpose and sell for \$200 to \$300 per acre, yet general farming land 10 or 12 miles from the city has increased very little.

FULTON COUNTY.—The erection of a large milk-condensing plant both in Delta and in Wauseon, which are the two principal towns of the county, is the chief cause of the rise of land.

GEAUGA COUNTY.—Land that is so situated as to sell milk for city trade has steadily increased, while land not situated for such business has hardly held its own.

GREENE COUNTY.—The farming land in this locality has advanced in value from the fact that farmers are increasing the fertility of the soil and building and improving their farm buildings and are in every way up to date. The situation of farms has a good deal to do with the prices; land on good pikes near markets is worth \$150 per acre, while land off a pike and 4 or 5 miles from market sells for \$70 to \$80 per acre, all with fair buildings.

HARDIN COUNTY.—There have been great improvements in buildings and fences and a great deal of draining within the last five years.

JEFFERSON COUNTY.—Large mining towns have sprung up, making demands for every farm product at good prices and thus causing advances in values of farm lands.

LICKING COUNTY.—All farming land in desirable locations has increased in value in the past five years, owing to general improvements, electric roads, and the increased demand for farm products. The good farms have increased in value a great deal more than the poor ones.

LORAIN COUNTY.—There has been a general and steady advance in the value of farming land in this county, especially in the northern part, because of increased demand for farm products from the rapidly growing cities of Lorain and Elyria; especially is the advance noticeable in lands devoted to dairying and market gardening.

MEIGS COUNTY.—Lands have gradually improved in this township as a result of better farming and the use of cowpeas and clover. A great many new houses and some barns have been built in the past three years; many others have been remodeled and repaired, which adds to the value of the farm.

PUTNAM COUNTY.—The causes of increase are 16 miles of stone road, better tile drainage, and other permanent improvements.

RICHLAND COUNTY.—There is much improvement in the care and cultivation of lands and crops.

TRUMBULL COUNTY.—This has been a famous white-oak section, and as white-oak timber has become higher in price it has caused land upon which it stands to sell

higher. Then land in natural forest here has other kinds of timber. I am satisfied that the quest for timber has more to do with the value of lands at the present time than any other item pertaining to farm values.

TUSCARAWAS COUNTY.—Land values have increased in this locality from 10 to 25 per cent since 1900. The cause of this is that land values are more stable than stocks of almost any kind and that people are seeking a safer investment for their savings than banks, stocks, etc., can give them; hence there is a demand for land. The small farms devoted to truck farming are the most valuable, because of the high state of fertility of such farms and because of the care such farmers give their lands. The dairymen's land comes next in value, because of the number of cows and other cattle and stock kept on such farms and the large quantity of barnyard fertilizer made each year and applied to the farms. Land for general farming has the least value, because that kind of land is not kept up to the standard of fertility to make farming pay as it would under better treatment.

WARREN COUNTY.—There are several causes for the advance in land in this section. One is that more money each year is seeking investment and farms are proving the most satisfactory since the advance in price of farm products, and it has lately been discovered that in this section a class of land that was not adapted to general farming is particularly adapted to the production of a fine quality of tobacco.

WASHINGTON COUNTY.—There are quite a number of farms located on the Muskingum River near Marietta, Ohio, that have been recently devoted to growing early tomatoes for northern markets, cucumbers, beans, potatoes, etc. Five years ago they could have been purchased for \$125 per acre; to-day the same land could not be purchased for \$200 per acre. For the past two years these farms have netted their owners over \$75 per acre rental in growing early tomatoes.

INDIANA.

ADAMS COUNTY.—A large part of the increase has been acquired by added improvements, better tiling, and many miles of macadam roads.

FOUNTAIN COUNTY.—Good farms have almost doubled in price during the last five years, poor farms have advanced but little. Many speculators are investing their money in farm lands, buying from 80 to 300 acre tracts; quite a large number of Illinois farmers have received fabulous prices for coal lands, and have come here to buy homes; and lastly, many home people who are possessed of some capital find it more advantageous to go in debt for a farm and pay interest than to pay rent. At this time I have before me a list of 100 farms ranging in price from \$65 to \$150 per acre, the best of which could have been bought for \$75 five years ago.

GIBSON COUNTY.—About one-third of the county is river bottom and swampy; five years ago but little ditching had been done, now it is pretty thoroughly drained, and while the increase in value on part of it has been little, on other parts it has been enormous.

Another correspondent.—The sand lands, of which our township has a large body, have increased in value almost 50 per cent, also our Wabash bottom land on account of drainage has increased to about double the price of five or ten years ago.

GRANT COUNTY.—Sales are now made with a frequency never before thought of and the tendency of prices is still higher.

HARRISON COUNTY.—There has been a general advance in farm lands in this county on account of improvement of lands by the use of fertilizers and clover, wheat being the principal crop raised; extra good farms have advanced more than others.

Another correspondent.—The increase on general average is about 50 per cent owing to several causes: (1) The increase of money for investment has lessened the rate of interest (now only 5 per cent); therefore capital is seeking investment in real estate as more profitable than other investments; (2) increased products and prices of products; (3) better transportation facilities on account of building of railroads,

pikes, and common roads; (4) better church and school facilities; (5) better ideas among the people in regard to improvement of land, the abandonment of the old-fogy system of farming and the practice of a more intensive one, the raising of leguminous crops, and the application of manure and fertilizers; (6) nearly all of the mortgages have been lifted and most of the business of the county is now conducted on the cash system.

HENDRICKS COUNTY.—Farm values are rising gradually, especially on vegetable and grain lands; car lines are causing lands to sell for more money; also rural delivery and telephones. Some farms are selling for more than double what they would bring five years ago; prosperous times are about us.

JEFFERSON COUNTY.—The reason for the increase in prices are rural free delivery, free pikes, and telephones. The raising of tobacco also helps the price.

JENNINGS COUNTY.—I think the two principal causes of the advance in prices are improved highways and improved methods of soil management.

KOSCIUSKO COUNTY.—Large areas of marsh land that were rated a decade ago at from \$10 to \$20 per acre, have been systematically drained and devoted to the growing of onions, celery, and potatoes, enhancing their value fourfold on an average.

LAKE COUNTY.—In 1900 it had to be a fine farm to sell above \$50 per acre; the same quality of farms does not sell for less than \$90 to \$120 per acre now. We are within 45 miles of Chicago with plenty of railroads, which gives us market advantages not enjoyed in some regions.

MARION COUNTY.—General farm land within 10 miles of Indianapolis in 1900 was on an average worth \$85 to \$90 per acre; now it is worth \$115 to \$150 per acre. In 1900 land within a radius of 4 miles of Indianapolis was worth \$600 to \$800; now it is selling for \$1,000 to \$1,200 per acre.

MARSHALL COUNTY.—Land has taken a boom in this section; there has been a great deal of improving in buildings, also much tiling or underdraining and dredging of ditches.

MIAMI COUNTY.—The cause of the increase in value of farm lands is the low interest on money in this section; the farmers are not making much money, still land is gradually increasing in value; it is a safe investment. Those who buy most of the land do not farm it, they let it by the month or year.

MORGAN COUNTY.—Land values are increased. Farmers are not quite so incumbered with debts. This improvement has been brought about by rigid economy rather than by better prices. The farm machinery, tools, implements, etc., now in use are rather better now than in 1900, and the same is true regarding houses, barns, cribs, and live stock. Electric railroads have increased the value of town property in towns along their routes; the farms near these towns get the benefit of this; and farm property is easier to turn into cash.

NOBLE COUNTY.—The increase in the value of vegetable farms is due to the onion and mint industry. In the last five years we have constructed ditches through the muck lands and brought them under cultivation to these two crops, and they have been more profitable at the price than ordinary grain and hay lands.

ORANGE COUNTY.—The institute work of our State among the farmers has had much to do with the improvement of the fertility of our soil and the wonderful improvements in our roads. This it was thought would be burdensome in taxes, but the increase in products and continued good prices has relieved this burden.

PARKE COUNTY.—The best land is high and getting higher; the cheap land is as cheap or cheaper than in 1900, with little prospect of an immediate advance.

PORTER COUNTY.—The greatest appreciation in value of lands in this section has been in marsh lands which have been drained in the last five years; these lands could have been bought five years ago for \$20 to \$40 per acre and are now selling for \$60 to \$90. Speculators have been dealing to some extent in the low lands and the higher prices obtained for low lands might be considered slightly speculative.

PULASKI COUNTY.—People are getting better grades of stock of all kinds and will soon feed all their surplus grain, excepting oats, to their stock. There are more good barns building and tile-drains being put in than ever before.

RIPLEY COUNTY.—The change in the vicinity seems to have been caused largely by a desire of those living in the north part of the State, where land is worth from \$100 to \$150 per acre, to go where land is cheaper.

ST. JOSEPH COUNTY.—Our close proximity to Chicago, South Bend, and Laporte furnishes local markets for surplus products, and many city people are investing in farms as summer homes.

WAYNE COUNTY.—There has been an advance of \$15 to \$20 per acre in the past five years, as capital has largely invested in farms on account of the low rates of interest.

WHITLEY COUNTY.—Real estate men for several years have been getting options on lands and lately have been buying outright many farms at fully \$10 to \$20 an acre more than the same farms would have brought at sale to a local farmer; they find buyers from some section where land is much higher, mostly from northern Indiana and Illinois.

ILLINOIS.

BUREAU COUNTY.—In many instances farms have sold above their real value because money was plentiful and could not readily be placed at interest. The farms are not paying more than $3\frac{1}{2}$ or 4 per cent interest on the investment after deducting taxes and cost of keeping up the improvements. Some of the best farms in this township rent for \$5 per acre, cash.

CHRISTIAN COUNTY.—To the introduction of drainage ditches and tiling is attributed most of the advance in the price of land in this county, and more of this work has been done the past five years than ever before in the history of the county.

CLINTON COUNTY.—All farm lands which have convenient access to roads running direct to St. Louis have risen in value during the past few years. A man after being out of this county 10 years and returning would not know it.

Another correspondent.—Money is so plentiful that land is sold as high as \$136 per acre; farmers as a rule do not know where to invest their surplus and hence lands are higher than usual.

CRAWFORD COUNTY.—The cause of a large increase in price in fruit farms is due to the fact that five years ago fruit growing was just started here, while now we have some very large commercial orchards covering hundreds of acres.

DOUGLAS COUNTY.—The tide of land buyers is moving to North Dakota, Missouri, and Canada. Rents here are too high, and people are selling out and investing where land is cheaper. Renters have to pay from \$5 to \$7 per acre or give two-fifths of their corn and sometimes one-half of all the crops, which is too much for the man with a family, and this has caused some to look for newer lands.

Another correspondent.—The rise in the price of general farming land in the past five years has been very rapid in this county, and general improvements have kept pace with the rise in prices; no general farm is offered for less than \$150 per acre; some light timbers or pastures are selling for \$130 per acre.

DUPAGE COUNTY.—The farm land in this section has not raised in price the last few years; being so near Chicago the land has been high in price for several years. Land was higher fifteen years ago than it is to-day.

EDGAR COUNTY.—There is not much land for sale. A good many farmers are investing their money in northern and southern lands; farmers in this township last winter and spring invested over \$100,000 in the Yazoo Delta cotton lands in Mississippi at \$20 to \$37 per acre. I took 640 acres at \$19.50 per acre.

EDWARDS COUNTY.—Prices have been better, land has produced more per acre, money has been more plentiful, and we have quite an immigration from the northern part of the State, where land is exceedingly high; hence there has been a good demand and a rise in value of most all classes of land.

FAYETTE COUNTY.—We have a levee and drainage district, which has increased the value of bottom lands threefold.

FORD COUNTY.—There is too much land owned by men that rent it, so that they do not improve it any more than is necessary to rent. The rent is one-half the grain, delivered in some town, and \$5 an acre for the pasture and meadow land.

GRUNDY COUNTY.—The chief cause for the rise in value of farm lands seems to be primarily cheap transportation rates, which have resulted in large influx of foreign immigrants, principally Scandinavians, who are everlasting workers and very "close," and it looks as though they would soon have the country.

HENRY COUNTY.—All farm lands have increased 50 per cent in value in the past five years on account of the high prices of corn, cattle, and hogs, because of the safe investment for money in land and farm mortgages, and the abundance of money at 5 to 5½ per cent.

JACKSON COUNTY.—The cause of advance in prices of land in this township is due to the new railroads and town and to general taking for timber and getting the land into cultivation.

KNOX COUNTY.—Owners of choice land on the prairie deem it more profitable to raise corn and other grain and buy the cheaper land to grow live stock, thereby creating a competition for pasture lands. But that is not the only cause of the rise in value. Idle money, begging an opening for secure investment, has had a very potent influence. Again, a large proportion of the farms have been farmed by renters, who have saved some money during the prosperous times, and many of the renters have been induced to buy the holdings, making a payment thereon.

LASALLE COUNTY.—The cause for the advance in price of land is cheap money; 10 per cent money is a thing of the past, 5 per cent being about the average price for money on real estate security. Land is renting for \$5 and in some cases \$6 per acre, or one-half the crop where grain is produced, the grain to be delivered in the elevator in town. It is not safe for a man to put a price on land in Lasalle County unless he wants to sell, for land only 80 miles from Chicago is in good demand.

Another correspondent.—I feel safe in saying that at this time it would not be possible to purchase the poorest farm in this township for less than \$150 per acre.

MACOUPIN COUNTY.—Farmers in the northern part of the State sell their farms at \$125 per acre and come here and buy just as good for \$100 per acre. Our \$1,000,000 courthouse debt has kept investors out of this county and prices of land down, but now we have it nearly paid, and just three more years will finish it—land is going up in price.

MASSAC COUNTY.—An influx of northern people and capital, also an improved condition in the methods of farming, together with a change of local conditions, have greatly enhanced the value of farm lands in this vicinity. A general change in our agricultural system is being made and this change from the old methods of farming to the more modern principles of handling soil and live stock tends to raise the prices of land.

MERCER COUNTY.—One reason for so high prices obtained for lands is the seemingly unlimited idle capital at 5 per cent.

Another correspondent.—More than half the land is worked by renters and is devoted to hay and grain. At present extra improvements make very little difference in the price of good land. Many farmers having surplus money are buying corn lands as an investment and these they lease to tenants.

PEORIA COUNTY.—I know something about this matter, as I have been looking over Peoria, Stark, Knox, and Fulton counties for two weeks trying to find a farm, and for good farms, with rather low-grade improvements, they are getting from \$100 to \$150. The good farms, with high-class improvements, when they are offered at all, find ready buyers at \$150 to \$200 per acre.

PULASKI COUNTY.—This is quite a new country and much improved, owing to clear-

ing and stump pulling; the buildings are improving, the lessees, timber cutters, and renters are moving off, and the plantations are being divided into smaller farms, making homes for a better class of people.

PUTNAM COUNTY.—The common rent for farm land here is one-half of the grain or \$6 cash per acre.

ROCK ISLAND COUNTY.—The best farms sell most readily, but the poorer ones advance in price in the same ratio as the better ones.

SCOTT COUNTY.—Improvements have little to do with value; quality of land governs almost entirely.

STARK COUNTY.—Judging, from my 42 years' residence in a rural district, of the factors affecting the price of lands, schools come first, church comes second, and nearness to market comes third; these make more difference in the price than the real quality of the land.

UNION COUNTY.—Owing to southern competition and the overflowing of the Mississippi in recent years, real-estate values have been at a standstill.

MICHIGAN.

ALLEGAN COUNTY.—There are people here from the city looking for country homes. Fruit lands on the Michigan lake shore are much more valuable than they were five years ago—say, three to four times more valuable.

BERRIEN COUNTY.—Farm lands in this county have been poorly farmed and the soil has been badly run out. Seemingly the farmers took but little interest, except to take as much as possible from the soil without returning anything. The last few years a new era has set in and more interest is taken, especially by stock and fruit growers. Better care is taken of the soil, and as a consequence the price of land is slowly climbing upward.

CLINTON COUNTY.—Our values have increased mainly from rural free delivery of mail and an electric railroad from Lansing to St. Johns, with a good prospect of two more to come in the near future.

EMMET COUNTY.—The reason for the depreciation in values of fruit farms is the damage from a heavy sleet during the winters of 1903 and 1904, some orchards being nearly ruined.

GRAND TRAVERSE COUNTY.—The main increase in lands here is where they contain some timber.

GRATIOT COUNTY.—The farms of this county are all devoted to general farming, no farms within my knowledge being given over to any special crop. The establishment of three or four beet-sugar factories within reach of the farmers of this county has done more to enhance the value of their farms than any other one thing operating within the last five years.

HURON COUNTY.—Farming in this vicinity is entirely different from what it was five years ago, and values have increased for several reasons, as, better highways, rural free delivery, schools, and the sugar-beet industry. Chicory growing and the bean crop now take the place of winter wheat and rye. Farmers now grow what the land is suited for and have better buildings than formerly. Improved breeds of horses, cattle, and swine bring in more money and add to farm values. To sum it all up, it takes about \$500 more money to buy an 80-acre farm to-day than it did five years ago, supposing the farm to be in the same condition as it was then.

IONIA COUNTY.—The causes that have contributed to higher values are: The high prices obtained for products, the extension of telephones and the rural free delivery, and the increased acreage devoted to beans.

IOSCO COUNTY.—The increase during the last five years is due to the fact that a sugar factory was located here. Hay and grain farms have advanced because of better prices for their products, and because the county is better settled.

JACKSON COUNTY.—Farm lands of all kinds are very slow of sale. Farmers here are doing well financially, but the question of farm labor is so hard to solve that few men of means sufficient to buy good farms are willing to assume the cares and responsibilities of working them.

KALAMAZOO COUNTY.—Grape raising has increased very fast in this section and choice situations for this fruit have doubled in value. There has been a steady demand, mostly from Chicago people, for fruit farms, and they have bought some undesirable locations at very high figures; others were more fortunate in their selections.

KALKASKA COUNTY.—The stumps are being removed, lands are better cultivated, new farm buildings are erected, better roads are being laid out, and, in fact, the seasons seem to be more favorable to the growing and maturing of crops.

LAPEER COUNTY.—There is a decided improvement in farm buildings, cement basements being constructed, additions built, etc., but the most noticeable improvements and increases in values of farms are in the general farms—those that raise hay, grain, and vegetables, keep 4 to 10 cows, sell 10 to 30 hogs per year and some poultry, have an orchard of 5 acres, etc.

MECOSTA COUNTY.—Farmers are painting their buildings and making many improvements, and farm lands have improved some. Prices are a little higher than in 1900 and farmers are taking more interest in farming.

MENOMINEE COUNTY.—There has been a general rise in all farm values in the last five years, the difference in some lines of farming being explained by the fact that where more stock is kept and more manure produced the fertility of the farm is kept up and bigger profits are realized. The general appearance of a well-stocked and manured farm always increases its value over that of a grain and hay farm.

Another correspondent.—Land values have increased 100 per cent and more in the last four years. A beet-sugar factory, built in 1903, has increased the value of land suitable for growing sugar beets. Since 1900 many acres have been planted into orchards, and, as the trees are not yet bearing, the value of these is somewhat low. The building of six creameries and three cheese factories has given an increase to dairying since 1900 and consequently has created a market for hay and grain.

MUSKEGON COUNTY.—Lands in this (Ninth) Congressional district have risen in value very fast for the last five years on account of the summer-resort business, and resorts are on the increase every year.

OCEANA COUNTY.—There is a slight depression in values of real estate, caused largely by the falling off of a substantial profit in fruit raising; large orchards (peach and plum) that were paying a good profit five years ago are worth nothing to-day. Prices range so low that it does not pay to market fruit, and has not paid for the last two years. Difficulty in getting hired help is another cause for depressed values.

OSCEOLA COUNTY.—About three years ago there was a large influx of settlers to this county, which accounts for the advance of land values.

OTTAWA COUNTY.—The raising of sugar beets and of cucumbers for the pickle stations has added to the value of land. The average farmer is a great deal better farmer than he was five years ago. The electric railroad from Grand Rapids has also helped to increase the selling price of farms.

ST. JOSEPH COUNTY.—Good farm lands with good farm buildings have advanced from 25 to 30 per cent in value in the last five years, caused by outsiders from Illinois and Indiana coming here and buying our best improved lands; and another reason for the advance is that we consider farms a safer investment than lending money.

SHIAWASSEE COUNTY.—The cause for the depreciation of farm values is the unfavorable weather; the past three or four years have been excessively wet, and this has tended to discourage many; consequently many farms are offered for sale and there has been very little building done of late.

VAN BUREN COUNTY.—The enhanced value of hay and grain farms is due to the owners raising less wheat and timothy and more stock and clover. In fact, most farms outside of the fruit belt are now used for dairying or general farming, with stock of some kind as a main factor. Peach and grape lands with thrifty bearing orchards and vineyards have doubled in selling value in five years.

Another correspondent.—Fruit farms have increased in value in this county because of the great numbers of Chicago people buying country homes with fruit orchards.

WISCONSIN.

ADAMS COUNTY.—Since 1900 dairying and potatoes have enhanced land values rapidly. The farms that have been adapted entirely to dairying have increased the most.

BAYFIELD COUNTY.—In 1900 farms were but in the embryo, this vicinity being then a vast cut-over region with land denuded of timber, selling for about \$3 per acre. Now we can not buy the cleared farms for \$50 per acre, but I should judge the actual worth to be from \$20 to \$25 per acre as they stand, with wild land advanced from \$2.50 to \$3 per acre to an average of \$10.

BROWN COUNTY.—Land has about doubled in value during the past five years and is in great demand. The tendency seems to be toward larger farms, one neighbor selling to another, and it appears that those engaged in dairying and stock raising are becoming the most prosperous.

FOND DU LAC COUNTY.—Marsh land, once worthless, is to-day some of the farmer's best land, all on account of dairying coming to the front through the creamery. Where dairying is the main source of profit the additional value of the farms is chiefly in better buildings.

JACKSON COUNTY.—This section of Wisconsin belongs to the cut-over lands, much of which consists of sandy flats, ridges, and low marshes, and at one time considered little more than worthless. It is now being bought, largely by speculators, and is being rapidly settled. The wild land is being bought in large tracts for stock ranches, the marshes are being turned into cultivated cranberry marshes, while many make general farming and small-fruit growing fairly successful.

MARATHON COUNTY.—Many improvements are being made on the farms, such as the erection of buildings, clearing new land, removing stumps, etc., which has been going on for the last five years.

OCONTO COUNTY.—The cause of change of price in land is the improvements. The old log buildings have been torn down and new modern buildings put up in their place.

OUTAGAMIE COUNTY.—The farms under the general farming head increased most in value, owing to the fact that they are farmed more intensively than the other classes; they have better buildings and the land is in a better state of cultivation.

PRICE COUNTY.—There has been a good deal of speculation in farm and timber lands lately, much of it not calculated to improve conditions nor to increase values. In this neighborhood several large tracts of land, including several improved farms, have been bought by capitalists from other States, who have come here each summer and cut the hay and placed it on the market, so that the market is broken and farmers can not sell. Such circumstances have a tendency to depreciate values of farm lands about here.

SAUK COUNTY.—Improved farms have increased to nearly double in value in the last five years, particularly dairy farms, owing to the fact that farmers are realizing high prices for nearly all farm products. As this locality is largely devoted to dairying, and as butter and cheese command good prices, many farmers here have stepped out of the old rut of grain raising and now stock their farms with blooded dairy cows and grow only grain sufficient for their own use. Manure which formerly went to waste is now promptly drawn to the meadows.

VERNON COUNTY.—The tobacco industry shows more gain than any other in this county. Prices have advanced materially since 1900 for such land as is adapted to tobacco. Also since the location of two creameries in our county there has been a decided advance in lands and farms adapted to dairying and to grain and hay. No decided change has taken place during the past five years.

WASHINGTON COUNTY.—Smaller farms of medium quality average higher, and larger farms average lower, on account of the buildings, the buildings on a small farm often being as expensive as those on a large one. There is a tendency of prices to rise.

WAUSHARA COUNTY.—A railroad was built 6 miles from here three years ago. Formerly we had to haul potatoes 18 miles. That will explain much of the rise in value. A creamery in the center of the town also raises the valuation to some extent.

WINNEBAGO COUNTY.—The value of all kinds of farm lands has declined about \$10 per acre during the past year, due to poor crops in this county for three years in succession. Young farmers and many old ones are going West to get cheap land. This and the very rainy seasons have tended to depress the price of farm land here.

MINNESOTA.

ANOKA COUNTY.—A railroad was built near here about five years ago, hence there has been a gradual rise in farm lands.

BECKER COUNTY.—The price of good farm lands including good buildings increased from about \$16 per acre in 1900 to \$25 and \$30 in 1902 and 1903 on account of a large immigration from Iowa, but it has since decreased in value until now what farms are sold are selling on an average of \$20 per acre, including good buildings.

BENTON COUNTY.—The land in Benton County has been decreasing in value since 1902 on account of the wet weather causing poor crops, and this has discouraged a great many; likewise it has kept buyers from coming in to buy.

BROWN COUNTY.—There was a boom in values of farm lands through here three or four years ago; land can be bought considerably cheaper now, due a great deal to the wet years we have had and partly to the movement of immigration farther north and west.

CASS COUNTY.—The reason farms here have doubled or more than doubled in value is because farms of all kinds were valued too low and are still too low in comparison with those in other parts of the country. There are still large tracts of wild land so near that sales are influenced by them.

DAKOTA COUNTY.—The value of land per acre has been gradually advancing, the cause thereof being principally that farmers have adopted rotation of crops and are keeping much more stock than was usual; almost all the prosperous farmers have a good income from dairying.

DODGE COUNTY.—Owing to the fact that many have gone north and west to procure cheaper land and that the past three seasons we have had too much rain, there has not been a very marked change in the price of land here.

GRANT COUNTY.—The rental value of farms in this vicinity has heretofore been low on account of the easy access to new farm lands, the usual rent being about \$1.50 per acre for the whole farm, including arable, meadow, and waste land.

LESUEUR COUNTY.—Farm lands in this county have increased about 10 per cent in value during the last five years, caused to some extent by increased transportation facilities from recently constructed lines of railways and favorable returns of farm crops, while in many other localities there have been partial and entire failure of crops. Sugar-beet raising is booming here. Bohemians are the principal people engaged therein, as they do not mind the drudgery, and have large families. Stock raising and dairying are fast gaining ground, one-half the people having hand separators, and selling or shipping their cream.

MARSHALL COUNTY.—The causes for the decline in prices of land in general may be the poor crops for the last four years, the opening of the Red Lake and White Earth reservations, and the emigration of a large number of men to Canada.

MEEKER COUNTY.—The creamery business has increased the herd of cattle and the manure for the farm, and so increased the productiveness of the land and the price per acre. Owing to the opening of large tracts of land in northern Minnesota and in the West, also to the emigration to Canada, land has not advanced as much here as it otherwise would have.

MURRAY COUNTY.—Transfers have been made usually to corn raisers from Iowa and Illinois who sold their farms, say about 80 acres, for \$100 to \$120 per acre, and invested the money in 160-acre farms in this and adjoining counties. For the past four seasons corn has been a partial failure on account of the wet seasons and early frosts, so our neighbors, the corn farmers of Iowa and Illinois, have ceased to buy or invest in our corn lands, which has reduced the price about \$5 per acre.

About five years ago and in the following two or three years there was an unusual immigration from Illinois and Iowa to this part of the country, causing many farms to change hands at \$45 per acre. For two years prices have dropped to \$35 for any sale known here.

NICOLLET COUNTY.—There has been no material rise in the value of farm lands in this town in the last five years, for the reason that we are not close to any market; its farmers have to haul products 10 to 16 miles to market. Farm lands closer to railroad stations have risen from 10 to 20 per cent.

NOBLES COUNTY.—Very little land changes hands here now, as so many who want cheap farms have gone to Canada.

POLK COUNTY.—In 1900 and 1901 all farming lands here in the Red River Valley were at top prices; since then, or since 1902, the farming lands have been on a steady decrease in value, and are still decreasing at an alarming rate. The causes are many and varied. There was over speculation and gambling by land agents in poor and worthless land, which was done in this way: An agent buys a quarter section of improved land for \$8 to \$10 per acre in 1898 and sells on private terms to another agent in 1899 apparently for \$10 to \$15 per acre; a farmer from Iowa or Illinois looks the same land over in 1898 and considers \$8 per acre too much, but hearing of the rapid advance in all kinds of land in 1899 he again takes a trip to the Northwest to find that the very same land he could have bought for \$8 per acre in 1898 now has advanced to \$15 and he snaps at its purchase. In 1900 he visits his land again and finds that it has seemingly risen to \$25 per acre and, instead of selling, he goes home and mortgages his farm in Iowa or Illinois for \$5,000 to \$7,000 and buys another half section of almost worthless land at \$25 per acre, as the agents assure him that in five years more land will be worth \$35 to \$40 per acre. But now comes the reaction; value of land decreases, money is not so easy, too much is tied up in worthless land, interest is higher, the cheap land does not produce enough to pay taxes and interest, and the poor Iowa or Illinois farmer, instead of having money in bank, has interest to pay on several thousand dollars; the first farmer who owned the land is gone to Canada and the land sharks live high in the big cities.

WABASHA COUNTY.—The increased price is in my opinion not so much due to increased rental value of farms as it is due to the fact that money will not command as high rates of interest as it did five years ago.

WASECA COUNTY.—The cheapest farms are those that are exclusively grain cropped; those that sell for the highest prices are usually stock and dairy farms, which occasionally sell as high as \$70 per acre, with good modern buildings and improvements.

WINONA COUNTY.—The raising of small grain has been chiefly pursued here in the past few years, becoming less profitable each year. About five years ago farmers started cooperative creameries, which give good satisfaction; besides the considerable income from creameries, land is greatly improved by the necessary large pastures, more

manure, cultivation of more corn crops, and other rotation, and this more than anything else is the cause of the rise in value of land.

IOWA.

BLACKHAWK COUNTY.—Lands are not now as salable as they were some time ago, for the reason that very many of the tenant farmers have gone west or north in quest of cheaper lands where they may be able to own their farms.

BUTLER COUNTY.—Wet land not drained has depreciated about \$5 per acre.

CALHOUN COUNTY.—The depreciation of farm value here is caused principally by a series of wet years. The country is level and easily affected by unusual rainfall.

CHICKASAW COUNTY.—Many renters concluded that they could not pay the rent asked for the land here and went west, and others are following their example.

CLAY COUNTY.—Land has increased in value \$20 per acre in the past five years, owing to drainage and other improvements.

CLAYTON COUNTY.—The people have the money and buy the land regardless of price. Of course, many acres of land that are poorly farmed have not advanced any.

CLINTON COUNTY.—One cause of higher values, and the principal one, is the low rate of interest paid by banks on deposits; this has led men to invest their money in lands, which it was thought would bring better returns. In the consequent demand for lands, the farmers have sold their farms and invested in lands farther west, where it was much cheaper.

DECATUR COUNTY.—Our country has taken up dairying for the last four years and been selling cream, which has made a marked improvement in farms; notwithstanding, our county has lost 1,100 population in the last five years. Our people are well contented and do not want to sell.

Another correspondent.—About 1900 land values took on a boom, and consequently the land has depreciated in value from \$2.50 to \$5 per acre the last year or two.

GREENE COUNTY.—There has been a great deal of improvement in this county; farmers have been building better houses and barns and tilling their farms.

HUMBOLDT COUNTY.—The advance in the actual values now over 1900 is due to the land having been tiled.

JONES COUNTY.—There have not been as many transfers of farm land in the past year as there were several years ago, owing to more people investing their money in cheaper lands in Dakota and farther west and in Canada, but it is advancing in price all the time.

KOSSUTH COUNTY.—Getting to be too much landlord and tenant; instead of owning their own homes, tenants pay \$2.50 to \$3.25 cash per acre, or one-third of the product—at times two-fifths to one-half.

LINN COUNTY.—Farms rent for \$2.50 to \$3.50 cash per acre, those near the cities renting for more. A railroad has been built through these two townships the past year, which has increased the value of the lands.

LOUISA COUNTY.—The price on all land has advanced greatly in the last five years, due partly to better railroad facilities and partly on account of rural mail service, but principally on account of quality of land, as in forty years there has not been a failure of crops.

MONTGOMERY COUNTY.—A poor man can hardly expect to buy land here and ever pay for it, as he must have at least half of the purchase price to pay down, so land is too high here according to what can be got out of it; the land is also showing a good deal of wear, and if we have to resort to commercial fertilizers it will have to come down in price.

POLK COUNTY.—Farm land is just as good as a gold bond with diamonds in the corners. Several farms are selling for \$100 per acre. People seem to have a better facility for obtaining the necessary funds, and everyone is investing in the real thing (land).

RINGGOLD COUNTY.—Land in this vicinity has declined a little in the last two years, owing to local financial affairs.

SAC COUNTY.—Lands are not selling as readily as they did years ago, but there is little disposition to sell on the part of the owners. Farms in many instances are worked by and in the care of tenants and are losing fertility and becoming overgrown with weeds, and the buildings are decaying and becoming dilapidated. The farmers have retired to town to spend their old age in ease and comfort, and oftentimes after the cost of their modest living they have no money from the rent to improve with.

MISSOURI.

ADAIR COUNTY.—Farms have increased in value from improvements.

ANDREW COUNTY.—The fruit crop of this section having practically been a failure for several years, prices of orchard farms have very materially declined. In some instances large young orchards have been chopped down so that the land could be utilized for general farming.

ATCHISON COUNTY.—A few orchards are being cleared out, as the land is much more valuable for grain and stock.

BARRY COUNTY.—There is quite an improvement in the general clearing and fencing of farms; not so much in buildings. The farmers seem to be taking a new interest in the farm, owing to the settling of quite a large number of eastern people in this section.

Another correspondent.—The fruit business has greatly increased the value of land. Barry County, being on the summit of the Ozarks, is adapted to almost all kinds of fruit, and all the land is considered good fruit land.

BOONE COUNTY.—One reason for the great increase in value of farms the past five years is the great number of farmers from Illinois, Iowa, and Indiana who are selling their high-priced farms and coming west to buy larger ones with the same capital.

BUCHANAN COUNTY.—The rapid growth of St. Joseph and its stock yards, and meat-packing industries, only 10 miles away, has influenced farm prices with us. Our farmers are contented and know a good thing when they have it.

BUTLER COUNTY.—Survey is now being made for about 80 miles of large ditches in a district of 77,000 acres, all bottom lands. Scattering farms will be benefited, but most of it is wild land, which has been subject to overflow, and will soon be in shape for farming. It is expected that these wild lands will sell to actual settlers for \$20 per acre on long time.

CAPE GIRARDEAU COUNTY.—The increase in price of lands is due to a great amount of railroad work.

CARROLL COUNTY.—Farms devoted to mixed farming have increased faster in value than the others, because of better improvements and increased fertility of the soil.

CHRISTIAN COUNTY.—The advance in price is due in part to better methods of farming, improvements in buildings, and better attention to keeping up the fertility of the soil.

Another correspondent.—The price of land has not changed much from 1900 to 1904, for the reason that a good many farms were for sale, the owners leaving for new regions to take up Government land which had been opened for settlement; for instance, Oklahoma, Indian Territory, Texas, and some of the northern openings.

CLARK COUNTY.—The farms are selling for much higher prices than in 1900, due to immigration from Illinois and Iowa.

DADE COUNTY.—This section is the most favored of the famous Ozark range, and this fact, together with good results from the holding of the Louisiana Purchase Exposition in St. Louis, has combined to call unusual attention to our superior section.

DAVISS COUNTY.—Emigration to Canada and elsewhere is detrimental to the price of land in some places.

DENT COUNTY.—The price of fruit land is \$5 less than in 1900, because of the poor price received for apples the last two years.

FRANKLIN COUNTY.—Since 1900, the year of the drought, lands around here have increased in value each year, one reason being better cultivation with more improved farm implements. The increase is largely due also to transportation since 1900. Then it was 18 to 22 miles to the nearest railroad market, and the St. Louis, Kansas City and Colorado Railroad came through this section and caused farm land to rise at least 20 per cent.

GENTRY COUNTY.—Land values have worked steadily upward during the past five years close to the little railroad towns.

GREENE COUNTY.—This year, due to the failure of the apple crop, apple lands are not as high in value as if in a full crop. Where orchards have been set out in the last few years the advance is quite marked.

HARRISON COUNTY.—A railroad has come through here since 1900 and the land has risen fully one-half in the country, and close to the towns it is worth \$100 per acre.

HOWARD COUNTY.—The increase in land value is due in part to the financial condition of the county, which is now free from debt, having paid a bonded debt of \$600,000 for two railroads, one of which was not built. Many home seekers come from other States.

HOWELL COUNTY.—Land has advanced in this region in the last five years fully \$5 per acre. There has been a large immigration from northern and eastern States, and improved methods of farming are one cause of the advance in price.

IRON COUNTY.—Since 1900 timber has had a ready sale at fair prices, and a railroad is building through the country. These things have greatly increased the price of land.

JACKSON COUNTY.—All farm lands have almost doubled in price in the last five years and some more than doubled. Fruit lands and vegetable-growing lands have more than doubled, are gaining in price, and are in good demand. Ten miles out of Kansas City land is worth and is selling for \$500 to \$1,500 per acre, and is in fruit and vegetables and dairying, but is bought mostly for speculative purposes.

LINCOLN COUNTY.—The chief cause of the advance in the price of land is the prosperous condition of the country; the farmers are generally out of debt and many of them have large bank accounts; they can not place money at interest and they are buying land. Another cause for advance in prices is, there are many immigrants coming from other States.

MCDONALD COUNTY.—This country has been kept in the background for want of railroads.

MERCER COUNTY.—The increase in value is caused partly by a lower rate of interest and partly by improvements and by new settlers.

MILLER COUNTY.—The advance has been greater in the better class of lands than in those of poorer grade. Prices are yet much below productive values because of lack of railroad facilities.

Another correspondent.—On account of the building of the Chicago, Rock Island and Pacific Railroad through here from St. Louis to Kansas City and the establishment of Eldon as a division town land has appreciated very rapidly.

MISSISSIPPI COUNTY.—Land has greatly advanced in price in the last few years and especially wet land, which is being drained by dredge-boat ditches or canals. I give no fancy price, but a great deal of land here could be bought for \$70 per acre.

MONITEAU COUNTY.—Land is still rising in value, brought about by heavy immigration from foreign countries. Farm products are selling high.

NEWTON COUNTY.—I can not see any difference in farms in the last five years, as we are located in the lead and zinc country; there is more attention to mining than to general farming.

OSAGE COUNTY.—All farm lands have doubled in value in the last five years, on account of a new railroad built through this township.

OREGON COUNTY.—Land in this locality was not very well improved in 1900. Since then there has been a great deal of it cleared up and new buildings erected, such as barns, dwellings, wheat granaries, etc., and stumps have been taken out so that the land could be sown in grass and wheat.

OZARK COUNTY.—Farm lands in this section have been at a standstill for some years. We are 40 miles from a railroad, so the homeseekers who have means are a little slow to locate among us. This is a mountainous country, but it is improving fast in the way of fencing.

PETTIS COUNTY.—Owing to new Missouri Pacific machine shops at Sedalia and many Iowa and Illinois farmers coming here, farm lands have advanced considerably in the past five years. Twenty miles or more of rock roads have been built the past two years in Sedalia Township.

PLATTE COUNTY.—Tobacco land rented this season as high as \$12 and \$15 per acre.

RALLS COUNTY.—There has been a steady increase in the value of all real estate during the past five or six years, chiefly because of the immigration of farmers from Illinois, Iowa, and Kentucky. Many farmers have sold their farms in those States and have come to Missouri and purchased land at a much smaller price than the one for which they sold their land, paying, however, an advanced price on Missouri real estate.

SALINE COUNTY.—People are selling their land in Illinois and Indiana at a big price and are coming here and buying as good or better land for less money. I think that is the main cause of the rise in land here. The people are mostly out of debt and taxes are very low here, consequently this is very desirable land.

SCOTT COUNTY.—Values have increased on all classes of farms since 1900, a contributing cause being drainage by a system of large dredged ditches.

TEXAS COUNTY.—The average farmer does not have over 5 to 15 head of cattle, hogs, and sheep, and raises about enough stuff to keep him, and so land has just about the same price now as it had five years ago. This part of the county is undeveloped and the larger part of it is in the woods yet, without railroads and boats.

VERNON COUNTY.—During the last three or four years this locality has experienced extremely wet seasons; therefore hay and grain, live stock, and general farm land has not increased much in value. The increase in price is due chiefly to immigrants from other States, mostly Illinois and Iowa. In some instances they have paid \$40 and \$45 per acre and in a short time sold again for less money.

WRIGHT COUNTY.—Fruit farms are not any higher than five years ago, and perhaps have depreciated owing to the failure of crops in this section for the last three or four years.

NORTH DAKOTA.

BURLEIGH COUNTY.—In 1900 land in this vicinity was a drag in the market. No new settlers were coming in, and there were but few if any sales. Now it is different. New settlers are coming, some are buying lands, and things have come to life.

CASS COUNTY.—The increase in the value of lands is brought about mostly by the demonstration by actual test that good corn, legumes, and tame grasses—such as clover, alfalfa, and timothy—can be raised here in a very satisfactory manner for feed.

Another correspondent.—The general advance of \$10 per acre on all farm lands in this vicinity is due to an influx of investors from older States and also to the local farmers increasing their holdings.

DUNN COUNTY.—In this locality little land changed hands during 1900, but since then lands have steadily advanced in price. Our lands here were used largely for stock raising under range conditions, but are rapidly changing to mixed or general farming—that is, raising stock, poultry, and dairying in connection with general crop raising.

EMMONS COUNTY.—The cause of such a rise in land values is the railroad, formerly 40 miles and now 7 miles distant, and also better improvements.

LAMOURE COUNTY.—During the past five years the rainfall here has generally been ample for such crops as we raise, while for the fifteen years prior to 1900 our crops were more or less cut short by drought, hot winds, etc. This condition has of course brought us new settlers and an increased demand for lands:

McHENRY COUNTY.—New railroad and good crops have rapidly increased the value of this fertile land in this newly settled region. In 1900 there were only a few scattering settlers here. This whole country was Government land just filed on, covered with sod houses, or none at all, and an occasional board shack, and was previously known as a range country. The past two years it has produced in many cases the face value of the farm in wheat.

MORTON COUNTY.—The chief reason why the prices of farms have advanced so much in the past five years is that the farmers in this part of the country have turned their attention more to dairying. Another reason for advance in prices of land is that immigration from the Eastern States has been very heavy during the past few years.

NELSON COUNTY.—Prices have prevailed such as should and did greatly encourage the farmers, and, what counts most, a tremendous growth of solid confidence got hold of everybody in such a way as this country never before experienced. Our folks are farming better, using larger outfits of teams and machinery—five horses to the gang plow, six to the harrow—thus saving time and labor.

PEMBINA COUNTY.—Owing to the fact that there is a large emigration of farmers from this county to the Canadian Northwest and other sections, our population has decreased a large percentage during the last five years and the price of land has not increased any in that time.

PIERCE COUNTY.—The reason for the increased value on general farming land is the settling up of the free Government land, the good crops, and the good prices for grain the last few years. The cause for the decreased value in land for live stock is the excessive rain, which has made the meadow land wet and practically worthless for the last two years, and besides there have been low prices for cattle.

WELLS COUNTY.—The value of land has practically doubled in the last five years in this county and there has been a very large increase in the number of cattle and hogs; the latter were not raised in sufficient quantity for our own use previous to 1900, while at present a considerable number of them are shipped out. Creameries have been started in the last three years and have been doing a considerable business and we believe they have come to stay.

SOUTH DAKOTA.

CAMPBELL COUNTY.—The reason for so great an increase is the building of a railroad into our county and a few excellent crop years.

CUSTER COUNTY.—We have had fair crops about three years, and prior to that, up to 1892, there have been but very few decent crops and many ranches were abandoned, but at present almost all good land is occupied.

DEUEL COUNTY.—In 1903 prices were somewhat better than at the present writing and a great deal more land was changing hands.

EDMUNDS COUNTY.—The rise in the price of land is mostly due to the artesian wells.

GREGORY COUNTY.—The big rise of land in our county is mostly due to the building of a railroad through this county and the opening of the Rosebud Reservation.

HAND COUNTY.—Eastern renters are coming here fast and are engaging in farming, dairying, and all kinds of stock raising, and they say they can do far better here than by renting in the East.

JERAULD COUNTY.—The people are beginning to turn their attention more to dairying, in the past year or two, using separators and shipping cream to large eastern cities. This practice has forced many creameries out of business. Land is still going up. This year prices have risen \$4 to \$6 per acre for improved land; unimproved land not so much.

MEADE COUNTY.—As long as there is Government land to be homesteaded east of us, we can not expect any fancy prices for our land.

MINER COUNTY.—The rise in the price of farm lands in this county is due to citizens of Iowa and Illinois coming here and investing their surplus capital, while new settlers were coming in at the same time.

POTTER COUNTY.—During the last two years land has advanced rapidly in price, and men with money from States East and South are buying land as an investment, and some are buying for a home, more now than at any prior time.

NEBRASKA.

ADAMS COUNTY.—The advance in the price of farm land in the last five years has been very marked, I might almost say phenomenal. Good seasons, bringing good average crops with good prices for grain and stock, are the principal reasons for the rise; many farms in the last year sold for \$40 to \$60 per acre.

BOYD COUNTY.—Possibly the rise from 1900 to 1905 in the value of land has been phenomenally high. In 1900 first settlers had endured ten years of drought, blight, hot winds, and lack of rain. Many were discouraged and willing to sell at any price; many quarter sections could be bought at \$600 to \$800, and \$1,000 was considered a big price. Since then, having good soil, rainfall, and general conditions of climate, good crops each year have changed the face of things, and farms that sold for \$900 to \$1,000 have changed hands at \$5,000 to \$6,000. The general prices of farm land of the county now vary from \$7 to \$50 per acre, according to quality, position, soil, and roughness or flatness; good level land, with soil not sandy, is worth from \$25 to \$50 per acre, and is sold at such prices.

BROWN COUNTY.—In 1900 dairying was almost unknown here. Since then creameries have been established at various points and our people have gone largely into supplying them with butter fat. The business brings in considerable ready money and gives increased value to the land.

BUFFALO COUNTY.—The enhanced value of farms here is due mainly to the absorption of all good farming lands (public and private), by eastern immigrants, to the better knowledge of scientific farming, to increased production, and to increased market prices of farm products.

CHEYENNE COUNTY.—It is safe to say that all land that can be irrigated in this North Platte Valley has doubled in value in the last five years, while land back of the ditches and devoted chiefly to grazing purposes remains at the same price as in 1900.

Another correspondent.—Land prices are out of all proportion to crops—too low in this county—land recently bought at \$2 per acre yielded a crop worth \$30 per acre.

CLAY COUNTY.—The demand for land comes chiefly from those well-to-do farmers who desire to locate their sons near them and from those coming into the State. There are those who consider that land values have gone higher than the profits of the farming business will warrant. When there is a piece of land put on the market it sells readily, regardless of improvements and with very little regard to quality of land.

FRONTIER COUNTY.—Lands have increased in value more in the last six months than in the last ten years, as there is a large immigration coming in from the East. We expect our lands to rise in value from now on, while Iowa and Missouri people are seeking it.

GREELEY COUNTY.—These lands have increased in value on account of Union Pacific Railroad Company extending its road from Cedar Rapids, in Boone County, to Spaulding, which is in this county. Heretofore we have had to drive 22 miles to market our farm products.

MCPHERSON COUNTY.—Dairying has become more general in this county, owing mostly to increased settlement of heretofore vacant lands, and the outlook is that it will continue to increase. The raising of live stock (chiefly cattle) and dairying are going to be the business of the future.

NEMAH COUNTY.—The advance in the last five years ranges from 25 to 40 per cent. The country is very prosperous; nearly everyone has a telephone and rural free delivery.

OTOE COUNTY.—There are a great many German farmers throughout this county, and as a rule they are quite prosperous, and all their extra money is put into land.

RICHARDSON COUNTY.—The best land lying near cities or towns, well improved, is worth \$100 per acre, but little can be bought at any price, as it is not for sale. A dangerous condition is confronting the young farmer, as he is unable to buy at these prices, and capitalists are buying whatever they can get. Some farms rent on shares for half of the crop, delivered, and \$4 per acre for pasture lots and grass, the tenants to keep hedges trimmed. Consequently many are going to Canada. Land is so high that a renter with aspirations to own a home of his own is discouraged; rent and a living are all that can be made.

SCOTTS BLUFF COUNTY.—Live-stock lands have increased in value by reason mostly of Government irrigation works and prospects of a completed canal; other lands by reason of good products and cattle. The building of a railroad through this section has increased the price of all lands near it.

SEWARD COUNTY.—The value of farm lands in this section of Nebraska appears to be based on their nearness to market towns on the railroad as well as on the quality and number of buildings erected on the land. The people are getting more interested in the work of agricultural schools and experiment stations, and are taking their advice in working their farms. I think this has a great deal to do with the advance in price of lands.

VALLEY COUNTY.—Valley County is one of the best alfalfa districts in Nebraska, and wherever land is well adapted to alfalfa it is priced a trifle higher than land that will not raise it. During the period covered by this report this county has been repopulated by industrious, economic, practical farmers from the East taking the place of a transient, restless class of people, who have moved on toward the setting sun.

WEBSTER COUNTY.—The price of alfalfa land has increased wonderfully in the last five years.

Another correspondent.—I believe the land would not rise in price so much if buyers from the East were the purchasers, but the land is nearly all bought by neighbors. Good crops and fair prices for the last three years are also factors.

KANSAS.

ANDERSON COUNTY.—High-grade lands have advanced, perhaps, more than medium lands.

ATCHISON COUNTY.—In 1900 farms were selling more readily than at present; that year had quite a boom in land here, but since that time investors have gone to western Kansas and Oklahoma, where lands are cheaper and where they have been favored with seasonable crop years.

BARBER COUNTY.—This was a very sparsely populated county in 1900, caused by nearly everybody's leaving and going to Oklahoma; consequently lands have more than quadrupled in the last five years.

CHASE COUNTY.—There has been more advance in medium farm land than in the best in the last five years.

CHEROKEE COUNTY.—Farm lands have decreased some here on account of three very wet seasons, during which the farmers have not raised a crop of corn.

CLAY COUNTY.—There is very little land to be bought in this section of the country, while in 1900 and before that many wanted to sell and move to Oklahoma and other places where land was cheaper.

CLOUD COUNTY.—Many people are tearing down their buildings and grubbing their orchards, as then they can rent their land to the farmers to raise wheat on.

COMANCHE COUNTY.—In and prior to the year 1900 this county was given over to grazing purposes almost entirely, but since that time the land has been bought in small tracts and broken up and found to be very productive for wheat and corn, and hence the remarkable increase in the price. I came to this county in 1897, and land for farming purposes was then selling at from \$2 to \$4 per acre, and now the price is from \$12 to \$15 per acre and the top is not in sight yet.

COWLEY COUNTY.—The causes of advance in prices of land are as follows: (1) An abundance of money seeking investment; (2) development of oil and gas in the county; (3) immigration from Northern States; (4) favorable seasons, good crops, and good prices.

FINNEY COUNTY.—The sugar-beet industry in this section has changed the manner of farming several pieces of land within the last two years, and for this reason and because of an influx of immigrants, the price of lands has easily doubled in value, and sales have increased.

FORD COUNTY.—In 1900 I bought a half section at \$1 per acre; in 1901 I bought land at \$2 per acre; in 1903 I bought 1,583 acres at \$4.60 per acre; paid since \$5 per acre; and bought some last week for which I paid \$2,000 for 151 acres, or about \$13.25 per acre. I have refused \$20 per acre for my 4,070-acre farm. The cause of increase is good crops for six or seven years, in consequence of knowing how best to farm in this part of Kansas.

HARPER COUNTY.—Land values have increased in central and western Kansas during the last five years probably in a greater per cent than in any other agricultural region in the United States, caused chiefly by the large wheat crops that have been grown in the time covered. The main crops here are wheat and corn, and the chief live stock is cattle. Owing to the low price of cattle the stock farms have not advanced as much as the grain lands, but both have made good gains. Some medium grain lands have sold this year as high as \$50 per acre, while some have sold as low as \$20, the difference being chiefly due to relative nearness to town. I think that a conservative estimate would be that the price has trebled in the past five years.

JACKSON COUNTY.—Land has about doubled in price in the last ten or fifteen years, most of the increase being in the last five years. We are near enough to Topeka to market butter, eggs, poultry, etc., which may partly account for the rise, as the town is growing and demands more produce.

JEWELL COUNTY.—The changes in prices of farm lands have been brought about by three successive good crops; also by immigration of farmers from Iowa and Missouri.

JOHNSON COUNTY.—It would be safe to say that land in this county has just about doubled in value since 1900, being favorably situated near Kansas City and in demand for homes and by people coming in from the West. People are selling out their wheat ranches and coming here and buying farms for homes.

MEADE COUNTY.—Immigration to western Kansas has raised the value of all kinds of land. This county is being developed as a wheat-producing as well as cattle-raising region. Alfalfa has greatly increased the value of land.

NEMAHIA COUNTY.—Straight corn land is highest and has made the most advance, frequently and generally selling at \$100 per acre.

NORTON COUNTY.—This county has had a most wonderful change since I homesteaded here, eighteen years ago. I have been offered \$16,000 for my 800-acre ranch this fall, but I refused, as I want to continue living here.

OTTAWA COUNTY.—Land of all kinds is advancing, owing to the influx of eastern people, selling their land and seeking western land with big wheat and corn crops.

PHILLIPS COUNTY.—The principal reason for the advance in land values is that we have had five years of continuous good crops and high prices.

RUSH COUNTY.—Real estate values have greatly advanced in the past five years. There has been a great flow of immigration to this part of the country, with a consequent development of its agricultural resources. Most of the lands held by eastern speculators has been bought by farmers who have tilled and improved it and demonstrated the fact that it can be profitably farmed.

SCOTT COUNTY.—In 1900 this county was overburdened with taxes and mortgages, and it looked as though it was not worth anything, but since that time things have changed, and lands of all kinds are on a boom.

SOUTH CENTRAL STATES.

KENTUCKY.

BALLARD COUNTY.—There has been within the last three years a great advance in farm land in this county, caused by the new railroad running through the center of the county; land is very high.

BOONE COUNTY.—Dairy farms convenient to the railroad are advancing in price more rapidly than other land.

BOURBON COUNTY.—Lands of all kinds in this county have advanced in price considerably in the last five years. Several millionaires have bought farms near Lexington, and the demand for stock farms near that place has caused the price of land to advance rapidly.

CALDWELL COUNTY.—Good level land has increased in value, while rolling land has washed and its value has decreased.

CARLISLE COUNTY.—The greatest advancements in prices are near railroad stations and where shipments are convenient. Rural free delivery of mails and telephones have much to do with the increase.

CARROLL COUNTY.—Tobacco lands being principally hill or uplands, they have declined in value probably more than indicated by the figures given by me, owing to the custom which has prevailed for many years to clear the native forests, grow three or four crops of tobacco, then wheat and corn until the soil is exhausted or washed away. Very little virgin land remains, and a few tobacco growers are trying to save their lands by raising clover instead of corn and wheat after tobacco.

CHRISTIAN COUNTY.—Tobacco is the main product right here on much the greater number of farms, and the price has been so low in recent years and labor so unreliable that there has been little inducement to go into the business and considerable to go out of it.

CLINTON COUNTY.—The advance in the price of timber has to some extent increased the value of the farms.

DAVLESS COUNTY.—Owensboro is a city of 20,000 people. Good land within 5 miles of the city, on account of good markets and good times, has advanced considerably, and many sales are made at \$75 to \$100 per acre. River bottoms, on account of high prices for corn, have advanced from \$50 to \$60 per acre, when not too far from market. Land near or on a railroad or near villages has advanced 20 or 25 per cent in five years. There has been little advancement where land is far from market.

FAYETTE COUNTY.—There is a strong demand for all kinds of farm lands in this section, and many of our best blue-grass farms, where they are well situated, can be sold much higher than the figures given in my report. Where they are well improved

and situated on some of our best pikes, some of them sell as high as \$200 to \$250 per acre.

GALLATIN COUNTY.—Hill land in this section of Kentucky has decreased in value on account of too long cultivation and washing rains, but land that lies well and all hill land that has been taken care of and is in grass has improved in value.

GRAVES COUNTY.—Owing to the advance in the price of tobacco and other farm products, the value of farms has increased.

GREEN COUNTY.—There has been a railroad debt against this county that has kept the price of land down, but it has been settled in favor of the county; therefore all land has advanced about a third in value.

HICKMAN COUNTY.—In this county there has been a marked advance in farming; a younger and more skilled class of farmers is acquiring possession of the lands and devoting a broader attention to the raising of hogs and cattle.

JOHNSON COUNTY.—The price of farm lands has increased largely on account of a railroad opening it to a market.

LEE COUNTY.—The advance in the price of farm lands in this locality could have probably been more marked if it were not for the fact that farm lands have been badly cared for and hillside lands have been worked and in many instances wholly ruined, while bottom lands have been subjected to one crop until they are worn out. The people in this section are just realizing that their lands must be fed if expected to produce.

MARSHALL COUNTY.—Much of the land that has been run down heretofore and turned out has been reclaimed by liberal application of barnyard manure and the use of commercial fertilizer. These are working wonders in the way of farming and getting good crops out of land that was thought to be worn out. The farmers are organizing a meeting to discuss the best plans for cultivation.

MASON COUNTY.—Land is very high in this county at present. People with money to invest think that land is the safest place to put it. All of the banks in the county have large deposits and pay no interest on them. Most of the farms do not pay a high rate of interest on the investment unless tobacco sells at a good figure.

MENIFEE COUNTY.—Lands of all kinds are valued at least 25 per cent higher than in 1900. Farms are improving greatly in many respects, such as better buildings, better fences, more grass, more fruit trees, and a better mode of farming generally.

MUHLENBERG COUNTY.—In 1900 this county had an outstanding debt on railroad bonds issued in 1869 and 1878 aggregating over \$1,000,000, which has been compromised and part paid until it has decreased to less than \$215,000, as a result of which vast coal interests have been developed, farming interests revived, and lands have increased in value from 80 to 100 per cent. All industries have taken on new life, and the county is in a prosperous and flourishing condition.

OWEN COUNTY.—There is probably a greater demand for tobacco farms than for any other class, but all lands suitable for cultivation or grazing have advanced about 20 per cent in the past five years.

PIKE COUNTY.—All kinds of land have taken a very sharp rise in value per acre for the last five years on account of increase of population, building of a new railroad from one end through the county, 36 miles long.

SHELBY COUNTY.—The lands of this county, being a part of the noted blue-grass region, are in such demand, owing to their richness, good roads, and nearness to good markets, that where tobacco, hemp, live stock, general farming, and a good deal of dairying are combined they are conducted with remarkable success. Eastern capitalists and retired merchants want to retire to a good blue-grass farm, and often fancy prices are paid.

SPENCER COUNTY.—Owing to a heavy influx of tobacco people from the mountain country, tobacco lands are in great demand and have increased faster in value than other lands, and also increased the value of other lands.

TRIGG COUNTY.—All lands that have timber are one-third higher than in 1900.

TENNESSEE.

BRADLEY COUNTY.—All lands have advanced in price in the last five years. More and better farming is done than ever before. Lands of all kinds have been improved and better homes built. Millions of fruit trees have been set out and, in fact, a spirit of improvement seems to pervade the community. There has been considerable northern immigration to this part of Tennessee, and especially to Bradley County around Cleveland.

CARTER COUNTY.—The increased value of farming lands in this immediate region since 1900 is principally the result of increased fertility to lands, or, in other words, various forms of fertilizers have been applied until the productive capacity of the lands has been practically doubled. Buildings and other improvements have also advanced the value of farms.

COCKE COUNTY.—During the last few years there seems to be a less tendency on the part of the farmers to go west than there was about four or five years ago, and, consequently, almost all farming lands have gone up in value some, especially stock, dairying, and vegetable farms.

CUMBERLAND COUNTY.—The cause of lands advancing in value was the building of the Tennessee Central Railroad through this county.

HAYWOOD COUNTY.—A considerable portion of our county is worked by tenants, the landowners not living on their farms, but letting mostly to colored laborers for cotton or money rent. Such farms are in a run-down condition. But in the last few years prices have shown some increase; grass and fruit lands are better cared for, are in finer condition, and valued higher.

HENDERSON COUNTY.—Farms which grow grain, hay, and live stock are higher in value than cotton farms or farms devoted to general farming. There are only a few of those and they are better kept, and, therefore, men with money want them and will pay more than for a cotton farm where all is under one fence, is pastured all winter, and is packed and in bad condition when plow time comes, although the cotton farm may be of the same or better nature than the grain or stock farm, the difference being in the way they are kept.

JOHNSON COUNTY.—The building of a railroad through this county is the principal cause of the increase in value.

KNOX COUNTY.—There is a general desire among most farmers to improve their farms. Farms had lain for forty years without material change in value. But in the last few years values have stiffened and advanced a little. The main cause for this is an advance in the price of corn, the advent of a new railroad, and factories around the cities. The dairy and live-stock farms improve most rapidly and permanently. The vegetable farms generally improve rapidly, but they are closer to the city, and soon enter the list of fancy-priced farms.

LAWRENCE COUNTY.—Farm lands are increasing in value rapidly. Land that could have been bought five years ago for 50 cents to \$1 per acre now commands \$3 to \$5. Last year was the initial year with us for cantaloupes and tomatoes, and they were sold in Chicago.

MADISON COUNTY.—All kinds of land are advancing in price. We have gravel roads leading out 5 miles from Jackson, and land on these roads can not be bought at a reasonable price at all.

MAURY COUNTY.—The farms in our section are being better taken care of, and in some instances values have gone to \$100 to \$125 per acre. Of course, some worn-out lands are only worth \$15 to \$20 per acre, but these farms are scarce. Some of this cheap land is being set to fruit, mostly apples.

Another correspondent.—The discovery of phosphates was thought to be a wonderful bonanza to this county, but it has proven a paralysis to all lines of farming and ruined the farm labor. A laborer can get \$1 to \$1.25 a day; two to three days a week will feed him; the balance of the time is spent in idleness and gambling. When winter

and bad, rainy weather comes, the work in the phosphate mines is suspended and the day laborer is almost in starvation. Some good farming is done and prices of some lands are holding high; but in a general way farming and farm lands are depreciating, fences and buildings are in poor repair, and lands are much washed.

MONTGOMERY COUNTY.—This is a general farming community and nearly all farmers raise tobacco as a money crop; the low prices ruling for tobacco the last few years have had a very depressing effect on land values, and I am sure my reduction of \$5 per acre is very conservative.

OVERTON COUNTY.—Lands given to the raising of tobacco have been abandoned for that purpose and turned into truck farms. There is now a general rise in the price of land here. A railroad is being built through this county which has caused a speculation in timber lands and caused prices to advance along all lines.

PICKETT COUNTY.—The average farming lands in this part are fast washing away and becoming worth less each year. The Texas fever tick has caused the general farmer to lose money on cattle, and, as there is no remedy in sight, many farmers whose profits were formerly derived from cattle are becoming disgusted. There are more farms for sale than there are buyers.

PUTNAM COUNTY.—The general values of farms have greatly advanced during the past five years on account of so many improved implements being brought into use, thereby increasing acreage. Many farms here have been vastly improved by more scientific work. Dams and bridges have been built and our roads are steadily growing better. Fields which have lain idle since the war have been reclaimed and are yielding equal to others.

ROANE COUNTY.—There has been a decided advance in the values of farming lands, caused in part by the more skillful farming that has been adopted during the last five years.

ROBERTSON COUNTY.—On account of the low price of tobacco, our main money crop, the values of tobacco lands have decreased 10 to 15 per cent. Apart from this there is a very decidedly better demand for farm lands, due to three facts: (1) there is more money in circulation; (2) there is more interest taken in farming and better farming, thus increasing the fertility of the soil and its productiveness, and (3) there is a marked improvement in farm buildings and fences.

SUMNER COUNTY.—People are taking more interest in farming in this county than they ever did. Farm lands are on what might be called a boom, and interest in agriculture and live stock is growing very fast.

TIPTON COUNTY.—Almost all tracts in this county had in 1900 considerable timber on them, nearly all of which has been or is now being removed or marketed. Notwithstanding this fact, the farms have increased in value in about the proportion given in this report, so that the owner has had the benefit of the sale of his timber and still has the realty at an increased valuation. Had I known when I settled here twenty-two years ago what I do now, I would have left all of my uncleared land in timber until the present time. The timber destroyed in clearing and sold for a mere song would now be worth twice the present value of the farm itself.

WEAKLEY COUNTY.—The advance in price has been greater on the best tobacco land.

WILLIAMSON COUNTY.—There has been a constant and steady demand for farm lands for, say, three or four years, and as a natural result values have increased. It is not local, but far-reaching. I am not a real-estate agent, but buy a farm, fill the gullies, whitewash the buildings, etc., and sell, and my actual purchases in Davidson, Williamson, Maury, Lewis, Lawrence, and Shelby counties show a net rise of 40 to 100 per cent. The products of the farm are bringing good prices, and for once we have no complaints.

WILSON COUNTY.—On fruit lands the large increase in value is due to the fact that our people are being rapidly educated practically to the value of fruit and fruit lands; secondly, our best fruit land is our poorest—sandstone land, which is most worthless for grain and hay culture.

ALABAMA.

AUTAUGA COUNTY.—A great deal of the old worn-out pine lands are coming back into cultivation.

BALDWIN COUNTY.—Land values are advancing very rapidly as railroad facilities are progressing.

CHAMBERS COUNTY.—Vegetable and dairy farming is growing prosperous every day and coming more into practice.

CHEROKEE COUNTY.—Our freight rates are prohibitory for any crop but cotton. Scarcity of labor and farmers wanting to move to the city are the cause of some depreciation.

CHILTON COUNTY.—The main reason for the advance of farm values is that the farmers are building better houses and fences, two things badly needed.

CLARKE COUNTY.—Timbered lands of any kind were bought here by the thousand acres five years ago for \$1 per acre, and now the timber people are paying \$10 per acre for the timber alone.

COOSA COUNTY.—Possibly farms would increase in value if it were not for the uncertainty of labor. This arises from three causes: First, the best of our citizens going west; second, the flocking of all our able-bodied laborers to the railroads and public works; third, the tendency of negro labor to farm without intelligent direction, and its general demoralization.

CULLMAN COUNTY.—There have been two causes for the falling prices in land: First, a good many farmers left their farms and went to the factories and mines, thinking that they could better themselves; second, the State has established a stock law, and a good many people have become dissatisfied with the law, have determined to leave, and have offered their farms for sale at a reduced price.

ETOWAH COUNTY.—Diversified farming is getting to be very common on account of so many mines, factories, etc., springing up, and lands of all kinds have advanced within the last two years very much.

GREENE COUNTY.—Some lands have been turned into pasture for stock raising, which has enhanced their value. The growing of vegetables is becoming quite a business. Our people find it profitable, and it is improving the lands very much.

Another correspondent.—Lands are generally owned in large bodies and are not offered for sale at all, for the reason that they easily pay 10 per cent interest and are considered the safest investment; besides, owing to anticipation of the Panama Canal, it is difficult to find a piece of land for sale, and when there is any offered by forced sale it is eagerly sought by investors. Poor labor is a great drawback to a rapid increase of value.

HALE COUNTY.—The farming lands have increased considerably in value in the last five years, owing to people moving into this county.

LAUDERDALE COUNTY.—Values have appreciated, say, 5 or 10 per cent since 1900, owing to increased manufacturing in adjacent towns and the corresponding increase in the diversification of crops.

LEE COUNTY.—Lands that are not less than 6 miles from railroad are mostly used for cotton, with a little corn and oats, and have advanced but little, especially where there are a great many negroes. Around the stations where the white people live the lands that can be used for general farming have gone up at least 30 per cent. One of the main causes for the advance is that white people are drifting toward the little towns and leaving the interior for the negro.

MACON COUNTY.—Owing to prices of cotton for the last two years and plenty of money it is rare that you can induce a man to offer his farm for sale.

MAKON COUNTY.—Immigration from the North and Northwest to this and the adjoining county of Limestone has advanced the price of farm lands for all purposes.

Large cotton farms are being divided up into 80 and 160 acre lots and devoted to general farming. Fruit and vegetable farms take the lead in advance of price, with hay, grain, and live-stock farms following closely.

RANDOLPH COUNTY.—The value of land in this section is increasing every year, the farmers are learning to farm more successfully, new railroads are building; the demand for the land for agricultural purposes is increasing.

TALLAPOOSA COUNTY.—The people want to get as near a town as possible, and this will apply to the whites as well as blacks. The more intelligent want to get a good school for their children as well as other advantages, and the laborer drifts to town whether he be intelligent, industrious, or otherwise, so there has been very little progress in the country in the past five years. Some of the laborers have gone West, some to the cotton mills, and some to the towns.

WASHINGTON COUNTY.—Our community has about 200 farms owned by northern settlers. These farms are now engaged principally in fruit and vegetable growing; some few have started sheep and cattle raising, while quite a number grow some cotton after vegetable crops are marketed, getting about a bale to the acre. Most of the lands of this county are covered with longleaf yellow pine, which alone has enhanced in value in the last five years from \$1.25 per acre to \$20 and is still going up; farming lands have gone up 25 per cent in that time.

MISSISSIPPI.

ALCORN COUNTY.—Land of all kinds has advanced very much in value in the past five years, and a further advance is looked for in the future. As people from other States are seeing the advantages offered in this part of our Southland, and are coming here in great numbers, there is a greater demand for more land.

BOLIVAR COUNTY.—The principal reasons for the increase in value of land here in the past five years are the protection of the land from the usual overflow of the Mississippi River by improved levees, and the investment by a large number of northern men in the delta lands. They generally paid cash for them, and some lands favorably situated have been sold for \$50 to \$60 per acre.

CALHOUN COUNTY.—The greatly increased value of farm lands since 1900 is due to advanced price of cotton, railroad building, improvements in buildings, etc. Farm and timber lands have increased in value $33\frac{1}{3}$ to 300 per cent. This county five years ago could scarcely sell a board or shingle tree. At this time pine and hard woods are readily sold for from 50 cents to 75 cents per thousand feet, a new railroad being the cause of the advance.

COVINGTON COUNTY.—The increase for this immediate part of the county has been wonderful on account of increased transportation facilities. Farm lands are getting to be more in demand every year, and consequently the farms are getting smaller in size. Our county is just beginning to develop; we have the advantage of railroads that we have not had heretofore, and more capital and more interest in general farming.

GREENE COUNTY.—A new railroad has been built through this part of the county and almost everyone is wanting to buy farming land, but can not find anyone who wishes to sell at any price. Timber land is selling now for from \$7 to \$15 per acre, where in 1900 it could have been had for \$1.50 to \$3.84 per acre.

HINDS COUNTY.—Lands within 5 miles of Jackson which in 1900 were devoted to corn and cotton are now for the most part used for fruit, vegetables, and dairy products for consumption in that city; the prices of these lands in 1900 were about \$10 to \$15 per acre and are now not less than \$25 to \$30.

HOLMES COUNTY.—I do not know why land has advanced so unless it is because the fruit and berry business has paid pretty well for several years; you can hardly find a piece of land for sale, and when you do, it is very high. If you offer a place

for sale at almost any price there is soon a buyer. They say that labor is scarce, but still land goes up. The berry crop will bring \$100 to \$300 per acre and expenses.

ISSAQUENA COUNTY.—We have large farms containing from 500 to 2,000 acres under cultivation in cotton, which readily pay \$6.50 per acre annually for rent.

JASPER COUNTY.—Owing to a new railroad in this section farm lands and all other lands have advanced in price.

JEFFERSON COUNTY.—Our lands in the neighborhood have doubled in value on account of the growth of our county town, Fayette.

KEMPER COUNTY.—Farmers in this section are gradually drifting to truck and livestock farming, owing to scarce and unreliable labor.

LAFAYETTE COUNTY.—Land is good property here and the banks now take it as collateral.

LOWNDES COUNTY.—Lands near our towns and cities have increased greatly on account of dairying and truck farming. Small farms sell for much more than the larger ones.

MARSHALL COUNTY.—From 1900 to 1904 lands advanced in value rapidly, at least 50 per cent or more, but after the sudden drop in the price of cotton in December, 1904, demands ceased and prices dropped 20 to 25 per cent. With the price of cotton again up to 10 cents there began to be some demand for lands again. Many negroes are now buying lands and paying for them on time; indeed, from 1900 up to 1904 everybody was on the lookout for land.

NESHOBA COUNTY.—The reason for the great increase in value of farm land is very plain. Five years ago we were isolated, and there was no road nearer than 40 or 50 miles and no prospect of any; now we have one which runs centrally through the county.

NEWTON COUNTY.—There has been a wonderful improvement in the cultivation of the crops and land; hence there has been over 100 per cent advance in the value of land and more than 200 per cent in the improvement of buildings. The improvement in the value of live stock is at least 150 per cent; a person will now rarely find any scrub cattle on farms or elsewhere. Fruit is rapidly coming to the front.

SCOTT COUNTY.—Lands in this section have about doubled in value in the last five years, partly caused by investments of northern capital and partly by a general prosperity, and also on account of a great improvement in our schools. We now have six months' public schools all over the rural districts, and there is a great educational wave. There is more prosperity now than at any time since the war between the States.

WINSTON COUNTY.—Five years ago there was no transportation through the county, very little pride of home or education, and the majority of farmers lived in log cabins; though we had four months free schools, incompetent teachers were chosen; farmers that were able sent their children from home to attend school; those that were not able and had a desire to educate their children moved to other places. In 1902 a new era sprung up among the farmers; they commenced to build and beautify their homes, and the value of land began to increase in 1904 with the prospects of a railroad, which more than doubled the value of land. In 1905, with a railroad through the county, there is very little land for sale, and that finds ready buyers.

YALOBUSHA COUNTY.—In 1900 the lands of this county had very little commercial value; to-day it is an easy matter to borrow from \$7 to \$12 an acre on them.

YAZOO COUNTY.—Our lands are gradually rising in value; cotton is bringing a good price, and good long-staple cotton lands, such as we have in the red-gum bottoms of the Big Black River (which grow the best long cotton carried to New Orleans) have risen in value very fast in the last five years; in 1900 our bottoms would not sell for more than \$12 to \$15 per acre, but now they bring from \$25 to \$35, and very little is for sale at any price.

LOUISIANA.

ACADIA PARISH.—The opening of southern Texas for rice culture and the consequent overproduction is the cause of the decline in the price of our rice lands in the past year or two.

Another correspondent.—In 1900, there being no irrigating canals here, the price of rice land was far below the present price, now that an irrigating canal has since been built.

CALCASIEU PARISH.—There has been during the last five years a remarkable increase and subsequent falling off in the value of rice lands. These have in many cases been improved by the putting down of irrigating wells from 200 to 275 feet deep and fitting them with pumps and steam engines. A plant of this kind suitable for a 200 or 300 acre farm costs about \$3,000. Some of these farms are lying idle on account of the heavy expense of operating them and the low prices for the product that have prevailed for the last two years. Cotton lands do not advance in value on account of the fear of the boll weevil, which is very near us on the west and north.

EAST FELICIANA PARISH.—Farm lands have all been taken up by white farmers from Middle and Eastern States. All Government lands have been entered and timber sold to sawmill men from \$2 to \$15 per acre. Vegetable lands on railroads sell anywhere from \$25 to \$100, owing to location. Several thousand acres changed owners last year which could have been bought in 1900 for \$4 per acre, but now they bring \$8 per acre.

Another correspondent.—Lands were selling freely at \$5 or \$6 per acre in 1900, but now readily bring \$15 to \$20, the better price of cotton being the cause.

GRANT PARISH.—The railroad built through this section has doubled the price of cotton and bottom land.

LAFAYETTE PARISH.—Low rice prices have checked the advance in rice lands, while sugar's higher price raises the price of land for cane.

Another correspondent.—Since 1900 a great change has come about. Farms are being improved. Education is sought, and the individual produces a great deal more. Consequently value has risen and it is now a rare occurrence to see land sell for less than \$40, and \$100 has been reached.

Another correspondent.—The value of farm lands has greatly increased in the last five years on account of the rise in the price of cotton and increased immigration from Northern States.

LINCOLN PARISH.—The people did not save any hay in this section five years ago, but now we save a good deal. People are taking much interest in live stock the last two or three years.

Another correspondent.—Ours, a timbered hilly country, is being denuded of its timber, and is settling rapidly with immigrants from Mississippi, Alabama, and Georgia, who are small farmers. The lands are new, cheap, and highly productive, and in consequence are steadily advancing in price. The recent introduction of truck farming, to which this soil and climate are well adapted, enhances close-in lands out of proportion to those farther out.

NATCHITOCHES PARISH.—The cotton boll weevil has reduced values in this river section.

RAPIDES PARISH.—Immigration has caused great enhancement in the valuation of farm lands for the past five years, but in cotton land there is a decline caused by want of competent labor and the prospect of early invasion by the Mexican cotton boll weevil.

ST. CHARLES PARISH.—Rice lands are lower than sugar lands because of the value of improvements and poorer quality of land. Sugar lands fluctuate according to the price of sugar and prospects. After the season of 1901, when a severe freeze destroyed much cane and the price of sugar was low, many places sold below the cost of improve-

ments. After the success both in crop and prices of 1904 the value increased to a great extent. Truck and vegetable lands have been established on lands that were subject to overflow and with the better levee system confidence was reestablished and values increased in some instances 500 per cent. Many cane farms are being subdivided and sold or rented mostly to Italians.

ST. JAMES PARISH.—It is all governed by the price of sugar and rice; if they get about 4 cents per pound for sugar for two years all who have good cane land plant cane to sell by the ton to the large places, even shipping by rail over 100 miles.

ST. JOHN THE BAPTIST PARISH.—The value of sugar property depends entirely on the price of sugar; if it were to reach 5 or 5½ cents the properties now worth \$100,000 could not be purchased for double that amount, whereas should the price reach 3 cents for I. C. sugar then values would diminish very much.

ST. TAMMANY PARISH.—Five years ago farm lands here were not much in demand. To-day farmers from many States are buying in and around here. Farmers are in better circumstances than at any known time. Land which one could not sell five years ago is in demand to-day. All crops can be grown here and railroad connection is at the door of all.

Another correspondent.—The rise in value is mainly owing to rise in timber lands, and also increase in population. Rice lands not levied in the southern portion of this parish on account of the low price of rice last year are down in price. Rice lands levied are held at fancy prices. In 1900 good pine woodland sold at \$2.50 to \$3.50 per acre; to-day the same land readily brings \$10 to \$12 an acre, and land on the main county (dirt) roads inside of 10 miles of town, with very cheap improvements, sells at \$20 to \$25 an acre.

TENSAS PARISH.—The levees along the Mississippi River have greatly enhanced the value of all bottom lands.

UNION PARISH.—Increase in value is not due to increase of products per acre nor to scientific or modern, up-to-date methods of farming, of which we stand sorely in need, but due to the building of new railroad lines in this county. Land here in 1900 was a drug on the market at \$1.50 per acre. You could hardly sell it, but since railroads have been built here it sells now from \$3 to \$15 per acre and is going higher.

WASHINGTON PARISH.—The prices of land have advanced rapidly in the eastern part of the parish this year on account of the building of a railroad up the Pearl River Valley.

TEXAS.

ANDERSON COUNTY.—Land remains about the same as it has been for the last twenty years, except that near railways and except fruit and vegetable land, which has advanced from \$2.50 to \$50 and \$100 per acre.

ARANSAS COUNTY.—There has been slight increase in the value of farm property during the last five years, owing to the cotton boll weevil and a number of unfavorable seasons for general farming caused both by droughts and excessive rains, but grazing lands have almost doubled in value.

ATASCOSA COUNTY.—Since the advent of the boll weevil, there is no demand for farms. General farming lands have decreased in value about \$2, or 20 per cent, since 1900, on account of the weevil.

AUSTIN COUNTY.—The last five years have been on the whole very unfavorable for this neighborhood, owing to heavy floods and the presence of the weevil.

BAYLOR COUNTY.—Land has increased in value about as much during the last year as during the four years preceding it, caused largely by a flood of immigrants from eastern Texas and other States. In 1900 this county was comparatively new. It had passed the boom period and had steadily settled down to its actual value. This rise

in prices has come about somewhat because it is found that west Texas is of great value as a farming country, and farmers are constantly coming from the east Texas bottom lands to buy here.

Another correspondent.—I have been in this county twenty years. For the first five years it was open range for cattle; the next five years it underwent a change to farming in the experimental stage, about 1900. We found what would grow successfully on the different grades of land. It has passed the experimental stage now, hence the seemingly great advance in values. The county is rapidly changing.

BEE COUNTY.—Within two years the Gulf Coast line has been built from Brownsville to Galveston, and this road has done much to bring this country into notice and enhance values. There are individual cases where prices have doubled.

BEXAR COUNTY.—Since the appearance of the boll weevil (which came in 1901) cotton land has not advanced in price. Within the last two years farmers have gone largely into the fruit business, and dairying is receiving increased attention.

BOWIE COUNTY.—Medium farm lands advanced in prices from 1900 to 1905 from 50 to 100 per cent in actual sales. This is owing largely to investments in farm lands. More kinds of crops are raised, and farmers are not depending altogether on cotton and corn. There are more fruits of all kinds. Vegetables of every name are raised, sometimes two and three crops on the same land.

BRAZORIA COUNTY.—The flood of 1899, hurricane of September 8, 1900, disastrous seasons since, with the influx of the Mexican cotton boll weevil, are the main causes of decreased values of our farm lands. Over half of our population has left. Our permanent improvements were destroyed by the 1900 storm, and they have not been rebuilt, except in a few instances. Nine-tenths of our farms are lying idle, just as storm and flood have left them.

BRAZOS COUNTY.—The depreciation of the cotton land is on account of the boll weevil, labor having gone to counties where there was cotton, and not returning.

CALDWELL COUNTY.—The decline in value is caused by constant overflows of valley land and the uncertainty of making cotton in this boll-weevil district. Everything planted is uncertain in making a paying crop, hence the depreciation in the value of land. Land for which we formerly charged from \$3 to \$5 per acre rent can be rented to-day at from 75 cents to \$1 per acre.

CALLAHAN COUNTY.—We are beginning to develop in fruits and grapes, also berries. Lands have advanced because during this time a flag station about 4 miles from us has developed into a prosperous little town with all conveniences for loading and unloading from the railroad.

CAMERON COUNTY.—Five years ago this was not a farming but a cattle country. It is fast changing to a farming country, and the value of lands has doubled within the last three years, being now about \$10 per acre.

CAMP COUNTY.—Five years ago no fruit or truck of any kind was shipped except a few Irish potatoes; last year 80 odd cars of potatoes were shipped at or from Pittsburg. Orchards of 5 to 50 acres are in bearing that were not planted five years ago. These things, with immigration, have increased land values $33\frac{1}{2}$ per cent.

CASS COUNTY.—About the year 1900 diversification began to be practiced in this country. Since that time farming has been made more profitable than ever before. Much land has cleared the owner \$100 per acre.

CHAMBERS COUNTY.—Five years ago there was no rice raised in this vicinity. Such land was used for stock raising and had the same value. Rice land is now worth \$20. The buildings, etc., on farms here represent a very small percentage of the value per acre.

Another correspondent.—The increase in price of rice land is due to irrigating canals built within five years—three in this county; the price of other lands would naturally rise with it. Better facilities for shipping produce to market have also added settlers and have been a great factor in raising prices of lands.

CHEROKEE COUNTY.—Near the railroad, land for fruit and vegetables has gone out of sight, some at \$100 per acre. The fruit and vegetable industry has been rapidly increasing in the matter of acreage since 1900. Peaches, the main crop, sometimes yield fabulous prices, or \$200 per acre, though \$50 is a fair return. Tomatoes, cantaloupes, and cabbages yield from \$50 per acre to as much as \$300, owing largely to market fluctuation, and much depends on cultivation and preparation for market.

CHILDRESS COUNTY.—We are in the Panhandle of Texas, where but a few years back nothing but stock was raised; but the value of our lands now for agricultural purposes is thoroughly established. We raise almost everything, and our lands have advanced in price in the last five years at least 30 per cent.

CLAY COUNTY.—Raw lands have advanced more than improved farms.

COKE COUNTY.—Lands of all kinds have at least doubled in value in the last five years. Some of the best land is worth \$10 per acre. This is a new farming country, and has been used entirely for stock until six or eight years ago, but is settling fast with farmers from the East, and they are doing very well, making a living by farming and at the same time paying for their homes.

COLLIN COUNTY.—Good crops in Indian Territory and in west Texas are attracting land buyers there, where land is much cheaper, and this temporarily depresses land values here.

CONCHO COUNTY.—This country is settling very fast on account of the boll weevil and river overflows in the eastern part of the State.

COOKE COUNTY.—The opening of Oklahoma caused a decline in land values.

EL PASO COUNTY.—Farm lands are very valuable in the vicinity of El Paso, because there is little available land for this purpose and then the land under cultivation is all irrigated, which increases its value, of course. Again, the prospects of the Government building a large storage reservoir north of El Paso for the reclamation of lands in this section keep up the values. The dam and reservoir are now assured as soon as the land is "signed up." Very little is raised in the valley near by, except vegetables, fruit, and alfalfa.

FAYETTE COUNTY.—Price of land has not increased materially, owing to the boll weevil, which makes crops doubtful and causes many farmers to move farther west.

FRANKLIN COUNTY.—On account of short crops, caused by continuous rains, lands have depreciated 10 to 15 per cent.

GALVESTON COUNTY.—Owing to the failure of the pear industry here on the coast, all lands have gone lower than in 1900. The development of the truck farming and orange business promises to put values back to the early figure in another year or two. The low price of commercial rice has depreciated all lands in what is known as the rice belt. This condition, however, will be only temporary, as already there is a revival.

GLASSCOCK COUNTY.—Five years ago this west Texas was regarded as a stock country only. No one supposed that a farm would pay. This has been disproved, and farming is being done successfully and land values double almost every year.

GRAYSON COUNTY.—All lands have advanced wonderfully fast in this country in the past five years. Land worth \$20 five years ago will now bring anywhere from \$30 to \$40, and choice places on rural mail routes will bring \$50 to \$55.

HARRISON COUNTY.—The increased values per acre on cotton and general farming are due to the use of fertilizers and to better cultivation. The increase in values of fruit and vegetables has been brought about by a better system of gathering and marketing.

Another correspondent.—Land has jumped in price considerably during the past five years. This is mostly a cotton country. In 1900 land could be bought for \$2.50 to \$3 per acre; now it is from \$5 to \$10 per acre, according to distance from railroad. A good many fruit trees are being set out, and land thus planted commands from \$15 to \$20 per acre.

HASKELL COUNTY.—This report is for a strip of very fertile country, not opened to the farmer until about 1901 and 1902. Since that time its real farming value has been recognized by the people, and a great inflow of home seekers has taken place, hence the great advance in the price of land.

HENDERSON COUNTY.—There has been a falling off in the price of lands owing to the cotton pest and rain of the past two or three years. On the other hand lands adapted to fruit and truck growing have increased in value, also lands for hog pasture and hay.

HUNT COUNTY.—On account of bad crops this year, there are a great many farmers wanting to sell and go to west Texas, New Mexico, and Mexico.

JONES COUNTY.—In this portion of Texas there has been a heavy immigration, not only from other States and foreign countries, but from eastern and middle parts of Texas that have been overrun by the cotton boll weevil, and many large bodies of land—pasture lands, corporation, and railroad lands—have been put on the market in small tracts of 160 or 80 acres, subject to partial payments, one-fourth cash, balance in four to eight annual payments, 6 per cent on each annual note, payable yearly. Much speculation and booming of values and railroad building and proposed new towns have had much to do with creating fictitious values in all parts of northwest Texas, and many home seekers give large margins to speculators for land on long time rather than rent lands in older settled part of State.

KNOX COUNTY.—A remarkable rise in land values has occurred, due principally to two causes: (1) Land is becoming more densely settled by newcomers, and (2) a railway is being built through the western part of this country.

LASALLE COUNTY.—The extreme range of prices in vegetable lands is caused by irrigation. Pumping plants have been put in the Nueces River, and onions have been a specialty. Bermuda onion lands with improvements have sold as high as \$185 per acre. The business has been a paying one until this season, when there was a general wreck, caused by the scandalous handling of the crop by northern commission houses, resulting in a total loss in many instances of carload lots, leaving the grower with a bill of freight to pay. This has caused great hardship and a few have abandoned the business.

LIBERTY COUNTY.—A large rice mill, started at Raywood, raised the price of everything. Rice land went from \$2 to \$25 per acre. All other lands have doubled in price since 1900.

McCULLOCH COUNTY.—The advent of a railroad, January, 1904, and a large influx of farmers from the boll-weevil districts, have doubled the population and advanced the price of lands over 300 per cent.

McLENNAN COUNTY.—Land rents here mostly for one-third of corn, oats, etc., and one-fourth of cotton, and usually the rent is worth from \$3 to \$5 per acre.

MAVERICK COUNTY.—Many expensive irrigation systems put in since 1905 have changed the value of the lands affected from \$3.50 to \$50 per acre.

MORRIS COUNTY.—Land has decreased in value during the past year because of floods in this part of Texas.

NUECES COUNTY.—On account of a new railroad to Brownsville immigration to southwest Texas is larger than ever, hence increase in values.

POTTER COUNTY.—A considerable change in price has taken place, due to an influx of northern people which has very materially raised the price of land within the last eighteen months, some of it having more than doubled.

RED RIVER COUNTY.—Land in this section has decreased in value within the last year almost one-half on account of the failure of crops. The constant rain almost from the beginning of the year until very recently has destroyed everything—corn, cotton, fruit, and vegetables.

ROBERTSON COUNTY.—Since the flood and the advent of the boll weevil farm land has gone down. The renters are leaving here and a good deal of land lies idle.

Many people are moving to the Indian Territory and Oklahoma. No lands are selling unless as a trade, and then small tracts at about half the price of 1900.

SAN AUGUSTINE COUNTY.—Land has advanced but little here in the past five years. The buildings on the farms are very common and the land is in bad shape for farming. Even land that has been cleared but five years is considered worth but very little more on some farms than land without improvement, owing to the careless management of the land after it is cleared.

SAN JACINTO COUNTY.—The cause of low prices in farm lands in this and adjoining counties is the boll weevil. There are many farms totally abandoned, also gin houses with good engines, boilers, presses for square bales, and good gins. They have not been operated for three or four years. I have traveled over a good part of five counties, and only write what I saw and heard from good men that lived in each community.

SWISHER COUNTY.—This is on what was known a few years ago as the American desert. It is now developing rapidly; cotton, corn, kafir corn, and all small grains are fine, and land is increasing in price fast, say 100 per cent since 1890.

WARD COUNTY.—All farming in this county is by irrigation. Five years ago this country was thinly settled and just getting into shape to make some progress. Much land was then planted in cotton, but the price on actual sales was low. The alfalfa acreage then was small, and the first European grapes had just been planted and the outcome was by no means certain. A good market for alfalfa hay has been developed in east Texas. The grapes have proved very valuable indeed, bearing each year, and as they attain some age very heavily. Hence the very marked increase in values.

WHEELER COUNTY.—This county in 1900 was almost exclusively used for stock raising, and very little farming was done except to raise a little feed for winter, such as sorghum, etc. Now it is fast becoming a farming country. The year 1904 was the first year cotton was tried and it has done very well, consequently land values are rising very fast.

WILSON COUNTY.—The cause of the advance in the price of land is that the county is becoming more settled by good farmers, especially Germans instead of Mexicans. The price of land in cultivation in this part of the country would surely have been higher if it had not been for the boll weevil, which appeared about 1900, and the trading of land came to a standstill. Some would like to buy land, even at a higher rate, but prefer to wait a little longer, so that they can find out how bad the weevil really will be.

ZAVALLA COUNTY.—The county is not developing rapidly into an agricultural county for two reasons: We have no railroad, and lands are held by cattlemen in very large bodies and are not for sale in small tracts to farmers. Quality of soil is excellent.

OKLAHOMA.

BEAVER COUNTY.—This county is changing from a stock to a farming county and lands are increasing in value accordingly.

BLAINE COUNTY.—Real estate has generally declined in price for several reasons. Some Indian land in this section has been on the market; and so much of the Indian country that was opened for settlement a few years ago is now changing hands at a less value than land sold for here before the new country was opened for settlement.

CADDO COUNTY.—In 1900 this county was not open to settlement; farms sold here in 1901 for \$300 to \$500 per 160 acres; now they sell readily for \$2,000 to \$3,500, and almost every farm has a neat cottage.

GREER COUNTY.—The great rise in value is due to development and the breaking of more wild land, to the building of a railroad through this section, to the easy con-

dition of finances, and to good crops for a number of years and the high price of cotton.

Another correspondent.—There have been some marked changes in this county in the past five years. The cattlemen have taken their herds farther west into New Mexico and the Panhandle, giving room to the homesteader, who has been active in fencing and improving land; hence a difference of about \$5 per acre since 1900 in the value of cotton and wheat land.

LINCOLN COUNTY.—Farm values have been very low in this part of the Territory. This county joins the Creek Indian country and there have been great expectations with regard to that country when sold to actual settlers, and this has caused the low value of our lands.

PAWNEE COUNTY.—While the majority of farmers made more in 1900, the soil is fast getting foul and worn-out, and only those who have followed a rotation of crops and were saving of the wastes about the farm are gaining advantage, especially on the small farms.

PAYNE COUNTY.—Much of this land is washing so bad that it will not be valuable long unless something is done to stop the wash.

WASHITA COUNTY.—Farms are falling in price hereabouts because we could not raise wheat for two years, because the cotton got too hot the last two years, because many allotments have been sold and some farmers want to sell and move away, and because the subsoil gets wet no more.

Another correspondent.—This part of the county has doubled in value within the last five years, owing to a different method of farming and improved quality of stock.

ARKANSAS.

BAXTER COUNTY.—The building of a railroad through this country has enhanced the value of real estate considerably through northern Arkansas; many farms have sold for fully double the amount they would have brought before the building of the railroad or within the past year.

BENTON COUNTY.—The average price of farm lands in 1900 was about \$23 per acre, and in 1905 about \$37. This is in consequence of the rapid rise and development of the fruit industry and the very pure, healthful water, coupled with a mild climate, all of which has a great tendency to draw immigrants.

CHICOT COUNTY.—The average rent of the average cotton land is \$6.50 per acre.

CLEVELAND COUNTY.—In 1900 land was very cheap and there were no immigrants; but now a great influx of immigrants has set in, hence land has gone up. Tobacco planting is expanding; orchards are being set out by the acre; we are raising more hay than ever before, and turning our attention to blooded cattle and hogs, and all this requires better farming. Farmers who were dissatisfied with farm life in 1900 are now satisfied and are improving their farms and think it better to stay on them. We are beginning to raise early fruit and pears and not so much cotton.

CRAWFORD COUNTY.—People are taking more interest in farming and raising stock and in orchards. Almost all farm lands here are being improved in some way.

CRITTENDEN COUNTY.—The increase in the value of cotton lands amounts to at least 50 per cent in the last five years, chiefly caused by the building of the St. Francis levee and improved railroad facilities. Timber lands have increased 100 per cent since 1900 and are selling now for \$12 per acre.

DALLAS COUNTY.—Land has advanced 150 per cent, due to a new railroad, and as our live stock runs on free range and it is timbered land, that has advanced more than any other kind.

DESHA COUNTY.—All agricultural lands are up about 60 per cent, timber lands 300 per cent.

FRANKLIN COUNTY.—Immigration from the North and East to buy land to go into fruit raising has caused the rise in price.

GRANT COUNTY.—A large increase in immigration has caused land to advance very rapidly in the last year. A further increase is expected, as a railroad has now opened up the county.

HEMPSTEAD COUNTY.—Farmers have received better prices for their farm products, which caused land to increase in value.

HOT SPRING COUNTY.—Farm lands in this county during five years have doubled in value. As to timber lands, they have more than quadrupled. Most of the latter have been taken up by the many sawmills, and this has thrown much money among our people and has advanced the value of the farm.

HOWARD COUNTY.—Farm values here are very low. There are no transportation facilities, and it is 15 miles to nearest railroad. A fruit country can not build up without a railroad.

INDEPENDENCE COUNTY.—The increase in values is due more to general improvements and better farming than all else.

IZARD COUNTY.—This section of country is isolated from railroads and water transportation, consequently lands are cheap and do not change hands often.

Another correspondent.—I attribute the increased value of our farms more to the building of the White River Railroad through our county than to anything else, as all kinds of farm products have been higher for the last three years than in 1900.

MILLER COUNTY.—Lands from 1 to 4 miles from Texarkana have advanced more rapidly than elsewhere. They sell for \$25 to \$75 per acre; in 1900 they sold from \$5 to \$25. Red River bottom lands are not so valuable as they were a few years ago, on account of overflows and bad crops.

MISSISSIPPI COUNTY.—Lands in this county are rising in value owing to the development of the country from a wilderness and the change from an unprotected to a leveed condition.

MONROE COUNTY.—Farmers of this section are becoming more interested in diversified farming, and more attention is being paid to corn and hay farming. There has been a great deal of clearing done in five years, and substantial farmhouses, barns, etc., have been built.

MONTGOMERY COUNTY.—Land values have been kept down here from the fact that there has been so much public domain; this is about gone now, and when there will be no more claims to buy land values will rise.

NEWTON COUNTY.—Owing to the sale in the last year of several thousand acres of timber land to speculators, there is a slight decrease at present in values. So many have sold out their small farms and moved out, in some sections of our county, as to nearly depopulate them; so many homestead settlers, instead of staying on and making homes, as soon as they could sold to speculators. One man from Michigan has bought many townships of land, some 25, or perhaps more, hence the decrease in value.

PERRY COUNTY.—This is a well-timbered county, and six years ago a railroad came through here and timber men bought the land for the timber at about \$5 per acre; now they have their timber about all cut and do not want the land, and it can be bought cheaper than before we had a railroad.

PHILLIPS COUNTY.—There are few sales of farm lands around here; now and then a plantation changes hands, but there are not enough sales to establish a price. The land is chiefly owned by whites, who live in the towns, and is cultivated by negroes who attempt now and then to buy a tract of 40 to 80 acres on long time at about twice the cash price for which the land could be sold; they generally fail to pay for it, owing to short crops and the buying on time and at ruinous prices of everything they eat. Owners of land do not care to sell when they can rent for \$4 to \$7 per acre. As a general thing, land is only considered second class in this section, and the fear of an overflow every year keeps out whites.

POLK COUNTY.—Fruit culture began here only five years ago, and such land as is

adapted to peaches, apples, and strawberries is sought after more than any other, and has risen in value in consequence.

RANDOLPH COUNTY.—There has been some immigration in the last five years, and land has increased all of 50 per cent; previous to that time everyone wanted bottom land for cotton and there was no call for hill land, but lately people are turning to fruit and mixed farming.

SEARCY COUNTY.—The North Arkansas Railroad has been built through this county since 1900, and that has advanced the price of land. There is more farm machinery used since 1900, and that has reduced the cost of production per acre.

SEVIER COUNTY.—Farm lands have about doubled in value in five years, fruit lands considerably more, as this region is attracting considerable attention as an ideal peach country and thousands of acres are being set in peaches, mostly Elberta.

STONE COUNTY.—This is a newly settled county; five years ago a large part of it was Government land, but within the past six years about 170,000 acres of land have been homesteaded. The fruit possibilities were not known five years ago; orchards that have come in bearing since have shown this to be one of the finest apple sections in Arkansas. Large orchards are being put out by men from the North and good fruit lands are rapidly advancing.

YELL COUNTY.—Land in this part of the country is much higher than it was in 1900; only in the past two or three years have our farmers put their attention to hay, which now is one of the most important crops. It was not known until recently that our mountain soil was good for anything, but now there are as fine fruit orchards as there are anywhere, therefore the price of land has more than doubled, and it is the same with vegetable lands. General farming has improved, as all lands seem to be on the boom.

ROCKY MOUNTAIN STATES.

MONTANA.

BEAVERHEAD COUNTY.—Irrigated lands that will raise alfalfa and oats, close to the railroad, are the most valuable that we have, and some of these lands can not be bought for less than \$50 per acre.

CASCADE COUNTY.—The reason that land is not higher in price is that so much has been taken up as desert land, and so much foul seed has gotten into the land that it can not get clear of it now.

COLORADO.

ARAPAHOE COUNTY.—Very little land has been sold in the arid portion of this county, except by the Union Pacific Railroad Company. The price ranged from \$1.25 to \$3.50 per acre, by the section, in 1900, to \$1.75 to \$5 in 1905. There is some irrigated land in the western end of Arapahoe County, some of which sells as high as \$250 per acre, including water right, prices running from about \$50 to \$250 per acre, according to value of water right and proximity to Denver.

BENT COUNTY.—Sugar beets have advanced the price of lands 40 per cent in the last two years.

COSTILLA COUNTY.—Live-stock farms have depreciated in value on account of no sale or low price of stock.

DELTA COUNTY.—This is a new region, and the exact status of a farm is not at once determined. It is evident that it takes a generation of settlers to determine the adaptability of land to crops. In a general average farm lands have doubled in value during the past five years. The fruit industry may or may not be of the permanent value that is indicated at present; but on the face of the present outlook values in this line have increased 300 per cent. Fruit land has gained in great strides—from \$100 to \$1,000 per acre. All other lands seem to be affected by the boom in peach and apple lands.

EAGLE COUNTY.—Farms in this section that can be rotated with alfalfa, grain, beets, or potatoes are selling at about \$100 per acre with moderate improvements, an appreciation of over 100 per cent in five years.

FREMONT COUNTY.—The fruit land has gone up on account of a steadier market for fruit. Some vegetable farms are held and are selling for \$1,000 per acre, and some fruit lands are selling for a much higher price than that.

GARFIELD COUNTY.—About six years ago no potatoes to speak of were raised in the valley land, which previously was sold for \$35 to \$50 per acre. We raised only hay and grain. The same land now, owing to the growing of potatoes, is selling for \$100 to \$200, and mostly at \$150.

Another correspondent.—Good farm lands with good water rights sell for \$100 per acre and will pay 10 per cent on the investment, while bearing orchards sell for and pay 10 per cent interest on \$200 to \$400. Land used for running live stock does not always have irrigation facilities, consequently sells for less. Vegetable land close to towns sells for \$300 and \$400, and pays good interest on the same under good management. Irish potatoes produce 200 sacks to the acre and sell for 75 cents a sack on an average; the cost of raising and marketing will average \$40 per acre.

GRAND COUNTY.—The Denver, Northwestern and Pacific Railway has entered this part of the county within the last year, and the prices of land have increased 300 per cent over what it was in 1900.

HUERFANO COUNTY.—Land has not increased in value in this county as in some others, on account of being so far from market, 40 miles from a railroad, so it is only a stock county.

KIOWA COUNTY.—The remarkable increase in the price of lands in eastern Colorado is due to the fact that it has been found that farming can be carried on successfully under the Campbell system of soil culture, and also because the rainfall has been sufficient the past two years to raise all kinds of crops in the greatest abundance, even in the ordinary manner of farming. During the period from 1890 to 1900 this country was completely given over to cattlemen; all the deeded land went to tax sale time and again, and no one cared to own the land when he could get it for grazing purposes free. The decline of the cattle business has caused the people to take up farming, and they are remarkably successful, especially along the line of wheat, alfalfa, and forage crops. A great deal more farming has been done this year than heretofore, but the public land still open for homestead entry will keep values down for a time.

LARIMER COUNTY.—This portion of Larimer County has increased in value the last five years owing to our good system of irrigation, growing sugar beets, feeding lambs for the Chicago market, rotation of crops with alfalfa followed by grain, potatoes, and sugar beets, ground well manured from the feeding of lambs, and because of the better knowledge of the application of water; and with all this there is a fine climate.

Another correspondent.—Lands in Big Thompson Valley have advanced generally to double their value since the establishment of the beet-sugar factory. This is not entirely because the principal or only crop to be successfully grown is sugar beets, but nearly every farm has its patch of sugar beets, and the industry has brought about a condition in stock feeding, both of the alfalfa hay grown so largely in this section and of the beet pulp to all kinds of stock. This has made a demand for all of the products of the farm, from the stubble fields, the beet tops, the straw stacks, to the hay and pulp for fattening large numbers of both cattle and sheep for the market, until all the great quantities of feed stuff are consumed. This condition of raising other crops than grain has lessened the acreage of wheat and oats, until the demand equals and even exceeds the supply for home consumption and a better price is obtained for these products, all of which since 1900 has made the Colorado farm in demand—and doubled the value in the sections where these conditions exist.

LAS ANIMAS COUNTY.—Farms have dropped in value since 1900 about 50 per cent, on account of dry weather, on account of floods, and because the water in ditches

has been less and less every year when most needed. The floods have done so much damage to river farms that some of them are worthless, and others have lost one-half of their value; ditches and head gates have been destroyed, and it takes so much money to repair them that most farmers had to mortgage their farms to pay assessments, and then most of the time were without water. This is more of a sheep county, more of a stock county, than anything else.

MESA COUNTY.—The rapid advance in prices has been due to improved irrigation facilities developed in the last five years, also to the larger market for produce. Fruit farms set out five or six years ago would bring \$500 per acre and could have been bought for \$100 per acre. There has been depreciation in some apple lands, caused by the ravages of the codling moth. Five years ago we had no pests of any kind, and to-day, with continual spraying, from 2 to 40 per cent of the apples are wormy, while where no spraying is done they are all wormy.

Another correspondent.—There were only a few farms here in 1900, and now there are over 300 new farms in this township, all in fruit. Growers have organized and have two fruit growers' associations; they ship to eastern markets by freight, and get three or four times as much as they did when all growers shipped independently by express to State markets. Growers all add improvements in buildings as they get returns from their orchards.

MONTROSE COUNTY.—The increased valuation of land is caused by the construction of an irrigating canal by the Government, which will furnish an abundance of water; heretofore water has been scarce.

MORGAN COUNTY.—Land in this county, and especially around Deuel, has increased over one-half in value since 1900, and more in some instances, owing to sugar beets, which have become one of the chief crops. Beets go from 10 to 25 tons to the acre, and 16 tons are just about an ordinary crop, and we get about \$5 per ton on the railroad track. Good land is changing hands at \$55 to \$80 per acre, and some are asking \$100, and five years ago you could have bought the same land at \$30 to \$40 per acre.

RIO GRANDE COUNTY.—Because pease for fattening lambs and hogs have been grown successfully, and because the farmer has learned how to overcome the alkali land, the land has doubled in value in the past five years.

ROUTT COUNTY.—The large increase in value is accounted for by a large amount of unappropriated Government land in 1900 and no immediate prospect of a railroad, the nearest railroad point being then about 100 miles distant by wagon road. At present all land of any value as agricultural land has been entered and a railroad is headed this way.

WELD COUNTY.—Beet-sugar factories are now situated all through this agricultural part of the State, and the facilities for shipment are such that generally it is but a short distance to haul to the station, where the sugar beets are loaded on cars and received by the beet-sugar companies. This in a great measure has been the cause of the advancement in the land values during the past five years.

NEW MEXICO.

CHAVES COUNTY.—The land here is rapidly changing into fruit and alfalfa land, and the prices will hardly admit of general farming.

DONNA ANA COUNTY.—Owing to the fact that we are well assured of the building of the Elephant Butte dam by the Government, with a sufficient supply of water, land has advanced rapidly in value and is now selling at \$75 to \$100 per acre, with no house, but in alfalfa. Owing to the ravages of the codling moth, fruit land has not advanced in price. Our principal crop is alfalfa, which is selling at \$11 per ton.

LINCOLN COUNTY.—Lands of all descriptions in this section of the country are about the same as they were five years ago, due to the fact that for the past four years almost a failure has followed in every respect, and the old settlers say that before 1901 there was not a failure in twenty years. Only about 20 per cent of the land

held here as farms can be cultivated; we have only a small home market, and railroad rates are so high that we can not afford to ship any distance.

RIO ARriba COUNTY.—Land this year has risen from \$50 per acre, with no improvements, to \$300 with all improvements, the rise being due to a company which is making ditches and reservoirs to hold water.

SAN JUAN COUNTY.—In the last five years we have more than doubled our farming population, and a railroad has been built through this county this year that has helped to increase farm values.

SAN MIGUEL COUNTY.—Immigrants coming into the Territory and taking up practically all lands with live water supply have increased the price of land very materially. The dubious titles and old Spanish or Mexican grant lands are quite a setback to settlers, as most of the grants are not well defined, and therefore are owned by all those having proportionate titles thereto, but ignorant of where each particular share may be situated.

SOCORRO COUNTY.—The increase in price is due to the scarcity of cultivable land and the increasing demand for the products of same.

ARIZONA.

COCONINO COUNTY.—The land in cultivation now has been cropped with the same variety of grain for the last 15 to 20 years and shows unmistakable signs of deterioration. Many settlers avail themselves of receiving scrip for their holdings and accordingly the most of the land is reduced almost to the value of scrip. The market is very poor, owing to the high rates of the railroad company, which operate in favor of California.

GRAHAM COUNTY.—On account of the river's washing away so many farms and damaging the heads of canals last year the farms have fallen in price.

MARICOPA COUNTY.—Farms in 1900 were selling for about \$20 per acre, the country being thinly settled and farms only partly improved; the water system was very uncertain and imperfect. We now have an irrigating system as good as any in the United States, our water facilities are almost unlimited, and farms are actually selling for \$65 per acre.

UTAH.

BOX ELDER COUNTY.—All land has advanced from 10 to 50 per cent in the last five years in this particular section of country, thanks to the beet-sugar industry.

CACHE COUNTY.—The great increase in the value of land is due to the building of two large beet-sugar factories in this valley.

GRAND COUNTY.—There has been a depreciation in land values here for the reason that fruit returns prior to 1900 had been very good and land values were consequently put up, but the codling moth got such a hold here that apples and pears did not bring such prices in the market as before and land values fell. Lack of rapid transit also for fruit shipment at this place brings values low. The limited amount of suitable land, however, keeps it comparatively high for hay and grain.

GARFIELD COUNTY.—In this section land values are steadily advancing and will continue to advance, owing to increasing conservation of waters for irrigation.

SALT LAKE COUNTY.—There has been a falling off in value of dairy lands in this county, which I think is partly due to smelter smoke. Values of all classes of farming lands in central and northern parts of this county have fallen during the past five years from 20 to 30 per cent, with a corresponding increase in the southern part of county.

WEBER COUNTY.—The erection of a sugar plant and some ten canning factories has greatly enhanced values since 1900.

IDAHO.

BANNOCK COUNTY.—Five years ago this land was unreclaimed and worth only the Government price of \$1.25 per acre; now, through irrigation, fields of alfalfa and grain have taken the place of sagebrush. All classes of land have advanced fully one-third in the past two or three years. The beet-sugar industry in the counties around takes practically all the irrigated farms within reach of the factories out of grain growing, which helps other branches of farming. The high price of wheat, also, the last few years, has given new life to farming. Almost all the public lands suitable for any kind of farming have been or are being secured, so that the prospect is for higher prices of all classes of patented land in this region.

BEAR LAKE COUNTY.—All kinds of farm products have sold for exceptionally high prices the last six years, which, with the prospect of a beet-sugar factory, is the main cause of the increase in the value of land.

BINGHAM COUNTY.—On account of the Idaho, Fremont, and Blackfoot beet-sugar factories, built within the past five years, the price of land adapted to sugar-beet culture has risen to twice its former figure.

Another correspondent.—The building of two beet-sugar factories has been the main reason of the great advance of farm land the last two years, while the influx of immigration and the completion of irrigating canals have been the cause of a steady advance during the last five years.

BOISE COUNTY.—In the last five years all the vacant public land, amounting to about three-fourths of the land in Long Valley, has been homesteaded and a market opened to this country in the Thunder Mountain mining country; it is a good market and this county has the advantage over other valleys by about 60 to 90 miles. Formerly the raising of hay and cattle was the chief occupation, but at present grain is rapidly taking its place.

CANYON COUNTY.—In 1900 most of this county was desert lands, most of the orchard lands were young, but irrigation has worked wonders for this place. I do not include in my report of values such orchards as my own, which will net me this year \$100 per acre.

FREMONT COUNTY.—The increase in value of farm lands is largely due to the building and operation of large beet-sugar factories at Sugar City, and the heavy acreage that has been put to sugar beets in the last two years. This has greatly increased the price of all farm lands from the fact that a good crop of sugar beets will net from \$20 to as high as \$50 per acre. Hay has increased to about double in value during the past three years and all grains are bringing increased prices over five years ago. Sheep are raised at a good profit, which has increased the value of range land; cattle, however, can not be profitably raised at the present prices; horse ranges have increased in proportion with sheep and are in good demand.

IDAHO COUNTY.—There has been a great advance in the price of land in the last five years for the following reasons: Railroads are building nearer and getting us nearer to the markets. The prices of wheat have increased. The mining camps have developed, work more men, and demand a greater amount of flour and meat, besides hay and grain for teams worked there. This region has been isolated from the outside world until lately; in the last few years it has been liberally advertised and its real value made known.

KOOTENAI COUNTY.—The large increase in value in the past five years is mostly due to the rapid development of a new country. There has been a large immigration from southern Minnesota, Iowa, and Dakota of men with \$4,000 to \$10,000 who are the younger generation of farmers from those States; the cold winters there drove them out. Fruit lands are not wanted, because in the last two seasons trees have failed to bear. Lumber interests help our markets for grain and hay, dairy products, and especially poultry; fresh eggs are now 40 cents per dozen.

LATAH COUNTY.—Lands have advanced 20 per cent in the last year owing, to immigration from eastern States.

ONEIDA COUNTY.—The reason that fruit lands are lower in price per acre is due to the increase of blights and other pests, which seem almost impossible to check. Vegetable lands are higher because of the scarcity of water, which regulates the prices of such lands in this section.

Another correspondent.—The reason all kinds of labor and other things have increased so much in value is because we have been so far from market until this year; the railroad used to be 50 miles from us; now it can be reached inside of 20 miles. So, by getting closer to market, more people locate in this section and those already here are raising more of everything, and choice land is getting scarcer and going up in value.

OWYHEE COUNTY.—The increase in land values in this community has been due to a great extent to an influx of farmers from the East; 90 per cent of all land sold in the last three years has been purchased by these people.

PACIFIC STATES.

WASHINGTON.

ASOTIN COUNTY.—The price of land has gone from \$8 to \$15 an acre in 1900 to \$20 to \$30 in 1905; the farmers are working their farms better, and therefore getting better results.

CLARKE COUNTY.—The increase is not all due to larger production, but to improved market facilities, caused by better roads and the advent of the Northern Pacific Railroad also to increased demand by growth of population in the near-by towns.

Another correspondent.—Land has doubled in value in the last five years, and the products have likewise doubled in value per acre. Hops are the most profitable crop in the county.

Another correspondent.—The work here is a kind of mixture. Some land set in prunes has gone as high as \$500 per acre. The clearing of land costs from \$40 to \$100 per acre where all stumps and roots are dry burned or blasted out; 10, 20, 30, or 40 acres, all in six or eight year old prunes, are calculated to be worth about \$500 per acre; some ask \$1,000, but none ever sold at that price that I ever heard of.

COWLITZ COUNTY.—Hay and grain farms are higher in value than others on account of being, as a rule, nearly all cleared; stock farms have advanced only in sympathy with others, as stock is lower here than in 1900; fruit farms have declined on account of lower prices of fruit, caused by competition from irrigated districts. These farms are usually very small. On account of high prices of hay and feed, dairying is declining to some extent, farmers preferring the easier living made by selling hay and grain.

DOUGLAS COUNTY.—The difference in the prices of farms at present and in 1900 is largely due to the recent improvements and to the price of grain and the better facilities for handling it. The Government lands are being all taken up.

Another correspondent.—Krupp is located in an area which at one time was considered too arid to grow any cereal. Since 1900 it has been demonstrated that any land in this section on which the native bunch grass grows will also grow paying crops of wheat by being summer fallowed.

FRANKLIN COUNTY.—Our land was all uncultivated five years ago, being used only by stockmen for range. Five years ago 25,000 bushels would have been an overestimate for the wheat crop for the whole county; this year the wheat crop is estimated at 1,500,000 bushels. In December, 1899, I was offered all the land I wanted by the Northern Pacific Railroad Company for 75 cents to \$1.75 per acre; in 1900 they raised the price to \$2.50. This last harvest showed a yield of 15 to 35 bushels of wheat per acre.

ISLAND COUNTY.—Some lands are held at \$125 to \$150 per acre, but \$100 will be a good average; this land will raise from 50 to 75 bushels of wheat per acre, and all kinds of vegetables that will grow in a cool climate do well here.

KING COUNTY.—This county is fast developing into a dairy country, and land adapted to dairying is increasing rapidly in value. Farms of 100 to 200 acres are held at from \$5,000 to \$15,000, and could have been bought at one-fifth of that price in 1900. Land of the same quality in other situations, where berry growing and vegetables have a market, are held now at \$100 to \$300 per acre, and no doubt will soon reach that value here as transportation facilities are developed.

Another correspondent.—Farm lands have received a very heavy movement upward, prices of products have risen, and we have a much better railroad service by the new electric railway to Tacoma and Seattle. Many farms have changed owners. Hops have gone up in the last two years from 8 or 10 cents to 25 or 30 cents, and are increasing fast. Our climate and land have brought hundreds of new settlers from other States. Many Alaska gold miners make money and return to buy good farms at prices as high as \$1,000 per acre, and \$350 to \$500 has been quite common for farms of the best description; and still there is a strong demand. A large cause for the rise of values doubtless is the rapid growth of Seattle and the building of electric car lines.

KITSAP COUNTY.—The values of land have practically doubled on account of the growth of Seattle.

KITTITAS COUNTY.—Fancy prices (as high as \$500 per acre) are frequently paid for land suitable for strawberry culture, which brings to the grower from \$250 to \$450 per season.

LEWIS COUNTY.—I do not think that there is any gain in the price of fruit land, but other farm lands have nearly doubled in value in the last five years, owing to the demand for feed stuffs in the Far East and to immigration from the Eastern States. Hop land ranges from \$200 to \$300 per acre.

MASON COUNTY.—Horticulture is the only branch of farming pursued here; orchards in bearing would be cheap at \$100 per acre, while land in grapes can not be had at any price, being productive, free from any insect pest or disease, and in good demand; the grower receives on an average 25 cents net per 8-pound basket.

OKANOGAN COUNTY.—Dairying is carried on by the farmers who irrigate. The irrigated land in this part ranges from \$50 to \$100 per acre, and fruit land with orchards from \$150 to \$1,000 per acre. Winter apple orchards in full bearing, prune orchards also, bring as high as \$500 per acre. Land irrigated and set in alfalfa is considered worth \$100 per acre.

PACIFIC COUNTY.—The locality in which I reside has settled up greatly within the past five years, and the introduction of saw and shingle mills makes the increase in value of farms, as they furnish a local market and consequently make better prices. Timber lands have increased in value more than 200 per cent.

SKAGIT COUNTY.—The average prices of all farming lands have risen very fast in all parts of western Washington the past five years; the reason is that the area is limited, the market fairly good, and the climate attracts thousands from eastern States. The rise is permanent and will go higher.

SKAMANIA COUNTY.—This is a new country and values advance more rapidly than in older settled countries.

SNOHOMISH COUNTY.—There has been in western Washington a large demand for farms by eastern immigrants the last few years that enhanced the prices almost one-half, and the farms are being cut into small tracts, from 10 to 60 acres; all valley lands are in good demand.

Another correspondent.—It is usually impossible to buy bottom land or marsh land at much less than \$200 per acre, unless the person selling it is in debt or otherwise forced to sell. Small tracts of land for market gardens or in fruit are frequently

held at above \$200 per acre, but the average of cleared-up land is less than \$100 per acre, and that of improved marsh land and bottom land is above \$125 per acre.

Another correspondent.—Five years ago hay and grain were raised almost exclusively; now the farms have been cut up into 10 and 20 acres and sell for \$6,000 with stock and farming tools. A 160-acre tract with good farm buildings and all fenced and plowed, within 2 miles of a railroad station, is selling for \$10,000 to \$11,000; the same land in 1900 sold for \$4,000.

Another correspondent.—Land from which the timber has been cut is of no value for farming and has gone down in price.

WHATCOM COUNTY.—The best class of river-bottom land is selling for \$150 per acre where about all is under improvement, and this price is steadily advancing; this class of land is now paying good interest on \$200 per acre, as it produces from 4 to 5 tons of timothy hay per acre and from 80 to 150 bushels of fine oats.

WHITMAN COUNTY.—I deal largely in farm lands in our county. The land I bought for \$22.50 per acre in 1901 and 1902 I can sell at any time for \$40 per acre. Our county is the banner grain county on the coast, in the dry belt. In the western part, about Winona, land in 1900 sold for \$1 per acre; now the price is from \$10 to \$40 for wheat raising and fruit lands. On Snake River in 1900 raw land was worth from \$30 to \$40 per acre; now the same land is worth from \$40 to \$75 per acre. Vegetable land in 5 to 10 acre tracts in 1900 was bought for \$30 per acre, and in 1905 for \$80 to \$120 with no improvements; in fact all the above prices do not include much improvements, such as houses or farm buildings, but do include fencing, the money in building which on our improved land will not average over \$200 to 160 acres.

Another correspondent.—In the last twenty-five years, as local agent for the railroad lands, probably I have sold 500,000 acres of land; lands that I sold for \$2 to \$10 per acre are now worth from \$25 to \$40 with no other improvements than plowing and fencing at a cost of not more than \$3 per acre. The increase in value in the last year has been about 10 per cent over the previous year.

YAKIMA COUNTY.—Fruit farms are very valuable in this famous Yakima Valley; sales have been made at \$600 to \$800 per acre and some small tracts of 10 to 20 acres are valued at \$1,000. Apples, peaches, prunes, and pears are most extensively raised, although this year pears have been most profitable and \$500 to \$700 per acre have been received for them.

Another correspondent.—The large increase in land values in this vicinity is due to the fact that this section was only partly settled five years ago, there being about five times as many people here now as then; also this is an irrigated section with small farms and in a high state of cultivation.

Another correspondent.—I bought 20 acres seven years ago at \$80 per acre; improved land adjoining was worth \$150 per acre. My land, exclusive of buildings, is now worth \$800 per acre for orchard purposes. Hop land and fruit land last year yielded \$300 to \$1,000 per acre gross income; I have estimated smaller than the facts in my report of average values, as I am sure that the report will be thrown away if I make it as large as the facts.

OREGON.

BAKER COUNTY.—The farm buildings have doubled in value in the last five years. This is 60 miles from a railroad, and the farming is mostly mixed. Cattle, grain, creamery, fruit, and vegetables supply gold mines and hardly anyone wants to sell his farm.

BENTON COUNTY.—All lands here are too high, and at present prices for farm products (except fruit and hops) will pay but small interest on the money invested.

CLACKAMAS COUNTY.—The reason land is so high in this neighborhood and county is owing to a suburban car line running out into the country. Good strawberry land has sold as high as \$350 an acre this summer, but this is a fancy price.

GILLIAM COUNTY.—The rise in value of land may be ascribed to two causes. We had been 50 miles from a railroad and it cost about 30 cents per sack of about 140 pounds to haul our grain in wagons to our railroad station; this season there has been built a branch railroad to within 14 miles, so that we can make a trip per day instead of about one per week. The other cause is that, by boring deep wells, we have nearly all got water where for the last twenty years we have had to haul all the water used in house and for stock. True, these wells cost as much as a quarter section of land, still they pay in making the individual farmer have an easier life, and make him also independent in having at ready command that most necessary of all things—water.

GRANT COUNTY.—If a ranch having a 30-year-old dwelling house is on the market it will bring just as much (or very nearly) as it will with a modern \$1,000 house on it. This seems unreasonable, but it is a fact. There is not a ranch within 20 miles of here that I know of as being for sale.

JACKSON COUNTY.—This section is now having quite a boom in the value of farm lands, especially in lands suitable for fruit growing and alfalfa.

KLAMATH COUNTY.—The United States reclamation surveyors are at work now on an irrigation system in the Klamath Basin. If the Government constructs the ditches it has surveyed, it will increase the value of land from \$10 to \$100 per acre and make Klamath County one of the richest in the State, as the soil is a sandy loam well adapted to alfalfa.

LANE COUNTY.—Farm lands have risen in price some in the last few years, and are likely to rise considerably in the near future on account of a railroad building close to this place.

Another correspondent.—The increase in values is due largely to immigration and a consequent division of the large land claims into smaller farms, to new methods of farming and fruit growing, and also to increased markets for farm and dairy products.

LINN COUNTY.—Small fruit farms near a city or railroad station that produce \$50 worth of fruit per acre on an average can not be bought for \$100 per acre. Large prune orchards of 40 to 100 acres are held at \$100 per acre, but there is no sale.

POLK COUNTY.—There has been most profit in hops in the past five years, and consequently hop yards have advanced in value more than any other lands.

UNION COUNTY.—The great rise in prices is caused by the erection of a beet-sugar factory at La Grande some seven years ago and a large influx of Mormon people. Fruit lands have in a good many cases sold for \$300 per acre or over. I have put the average at \$250. A considerable part of this increase is due to the maturing of trees and not to the land itself.

WASHINGTON COUNTY.—Hop raising is an important industry in our county. Farms that are in bearing and with the necessary buildings for hop raising are selling for \$75 to \$100 per acre.

YAMHILL COUNTY.—Farms situated near the towns have increased more in value than those farther back. About three-fourths of the income of the farmers of this county is derived from hops. Farms with a fair proportion of hop land are now worth \$100 per acre. In 1900 the same land was worth about \$50.

CALIFORNIA.

COLUSA COUNTY.—Such lands as are used for hay and grain have increased in value, but it is not due to the fact that the crops produced on said lands are profitable, but that similar lands are being planted in grape vines on which, after three years' seeding, 33½ per cent can be made on the investment. Lands on which dairying is done will produce alfalfa, and as both dairying and alfalfa raising are profitable the land has doubled in value during the past five years. Lands on which vegetables are produced are subject to overflow during the winter months and a heavy tax is added

for levee work, thus keeping down the value of the land. Some land in this county has increased in value because some of the large farms have been cut up into small tracts and put on the market.

CONTRA COSTA COUNTY.—We have four grades of land in this section: (1) Hill land, used for pasture and grain, which shows no change in value for the past five years—improvements generally of a poor class; (2) valley land, or rather plain level land, devoted exclusively to wheat and barley, with a range of value of from \$50 to \$85 per acre, and there has been no appreciation in this grade of land for the past five years except where improvements have added to its value; (3) lands devoted to fruits and almonds show an increase in value, but they are of light, sandy soil and useless for other purposes than this; (4) lands subject to overflow whose value for dairying, asparagus, or vegetables has increased more than that of any other grade.

Another correspondent.—The advance in prices is due to the rapid upbuilding of San Francisco and suburbs, the extension of electric car lines in our direction, and to the new and nearer markets for our produce.

ELDORADO COUNTY.—Eastern home seekers are coming to this State in large numbers and paying from \$200 to \$500 for citrus lands in highly advertised districts, and no one can convince them that in out-of-the-way districts the best citrus land in the State, with free irrigating water, can be bought for \$5 to \$50 per acre, yet it is a fact.

FRESNO COUNTY.—A large portion of this county, especially in the southern end, was one immense cattle ranch previous to 1900, at which time it was purchased by a syndicate and placed on the market in small tracts. Since that time more than 600 pieces of land have been sold to as many settlers, increasing the population from 65 persons to more than 3,500; hence the substantial increase in prices of land.

GLENN COUNTY.—The increased valuation of fruit and vegetable as well as some grain land is due greatly to an irrigation scheme on hand at the present time.

HUMBOLDT COUNTY.—I do not know of sales during the year as low as \$250 per acre, though I do know of \$3,000 being refused for 10 acres with very small improvements and \$12,000 being refused for an improved 40-acre farm.

Another correspondent.—Land values are always well maintained in this county; it is safe to say that hay, grain, dairy, and general farming lands have doubled their selling price in the last ten years, while purely live-stock grazing land, of which there is a good deal, has about stood still, while rents of \$10 to \$15 for dairy and \$5 to \$7 per acre for farming lands have remained about the same for the past ten years. Climate and plentiful money have a good deal to do with the value of land in this township. There are no forced sales of dairy land; not one farm in ten is worked by the owner; Danes and Swedes take everything in sight.

KERN COUNTY.—There has been very little advance in the price of lands for the past five years, but there is now growing a great demand for alfalfa lands on account of the development in the dairy business that has begun during the last year. There is no demand for fruit lands; many hundreds of acres of the fruit orchards of this county have been cleared up and their places given to alfalfa. There is not more than 25 per cent of the fruit now that there was five years ago.

KINGS COUNTY.—The stock range has not increased in value here for over ten years, as there are so many dry seasons.

LASSEN COUNTY.—First-class alfalfa land with first-class water rights is worth \$100 per acre and the price will diminish according to the quality of land and in regard to water to irrigate with; grass land will run on the same basis; grain land is about \$20 per acre. Our business is principally raising stock. Our orchard land has almost become worthless, as we have not any market for our fruit and most of the surplus trees will be cut down this year.

LOS ANGELES COUNTY.—The wonderful development of electric roads in and about Los Angeles has tended to enhance the value of all lands within 30 miles of the city. As an illustration, land here is mostly in oranges and lemons; to get the trolley line

we voted a bonus of \$30 an acre; now, though the road is not finished, land has jumped from \$300 for bare land and \$500 for orchard to \$1,000 and \$1,500 per acre, respectively.

Another correspondent.—Dairy lands have advanced wonderfully, mostly from the development of irrigation. Fruit lands are not higher, except where they can be irrigated. Vegetable lands have advanced enormously, largely because of improved water facilities. General farming lands are not higher except where water has been secured. The last five years has been the most productive of artesian pump water in southern California and this water has caused many lines of farm land to advance very much. Where conditions have remained the same the greatest advances have been in vegetables, dairy, alfalfa, and walnut lands. This whole south land is so mixed with speculation that it is next to impossible to make a fair comparison. The water supply makes almost all the difference in the prices of land, and much formerly nearly worthless land has now become very valuable just on that account.

MADERA COUNTY.—This report applies to that portion of Madera County lying south of the Fresno River and east of the Texas Pacific Railroad to the foothills. This is all grain land. Prior to 1893 it had a speculative value of more than \$6 per acre and occasionally sales were made at \$10, but from 1893 to later than 1900 the ruling price was \$5 per acre and sales were seldom made at that price. Since 1900 much land has been sold at \$5 per acre, the banks being glad to dispose of land at that price. At the present time land is held at \$10, and this is considered a permanent and not a speculative value; buyers want land at that price and can find it. Better prices, better crops, the development of the country, and a better system of farming account for the increase in values.

NAPA COUNTY.—There has been a general increase in the value of land throughout the county, chiefly on account of better prices for products as well as some activity in building railroads.

Another correspondent.—This vicinity is primarily a wine-producing section, and the principal income of the country is derived from that source; vineyards in good condition sold in 1890 at about \$150 per acre, but at present can not be had at less than \$200 per acre and upward. In the vicinity of towns property is looking up, especially that suitable for fruit growing, vegetables, and dairying. Gradually the larger farms are being cut up into small tracts, say from 5 to 25 and 40 acres.

ORANGE COUNTY.—Orange orchards with water could not be bought for less than \$800 to \$1,000 per acre, and walnut orchards in good bearing condition, with a sufficient water supply, are held at \$350 to \$500 per acre. Some celery lands have changed hands at \$300 per acre.

RIVERSIDE COUNTY.—The advance in the value of fruit orchards occurs principally from five years' increase of age of trees, thereby adding to their productiveness. Our fruit land is nearly all orange orchards, and I estimate their value as follows: Dry land, \$100; water, \$200; add \$100 per year for an average of four years, \$400; total, \$700; \$1,000 per acre is the price at which some of the best orchards have changed hands lately.

SACRAMENTO COUNTY.—This part of the county has gained extensively in the cultivation of asparagus; land that could be bought five years ago for \$80 per acre can not be bought to-day for \$200 after being planted in asparagus, and there are thousands of acres being planted.

SAN BERNARDINO COUNTY.—The drought for the last ten years has caused the depression in the value of land.

SAN BENITO COUNTY.—Farming land not under irrigation has declined from \$5 to \$10 per acre in the last five years; cattle ranges remain about the same; alfalfa and dry land under irrigation have advanced fully one-third; there seems to be little call for farms without irrigation. Great strides are being made in irrigation from pumping plants. Small farms are doing better than the large ones.

SAN JOAQUIN COUNTY.—Good alfalfa lands have advanced 75 per cent in the last five years; fruit land, which includes grape land, has advanced 100 per cent, and in some cases 200 per cent. Some hay and grain land of five years ago has been planted to grapes and is now worth \$300 per acre.

Another correspondent.—Grape land has doubled and in some instances more than doubled; good vineyards in bearing are worth in some instances \$1,000 to \$2,000 per acre. There was a young vineyard this year that sold for \$350 per acre with vines six months old.

SAN LUIS OBISPO COUNTY (part of the county east of mountains).—There has not been a sale of land within 20 miles of this place during the past five years or longer, except to settle up the estate of some one who has died. There is no general farming here—it is all grain, cattle, sheep, or hogs. We buy our vegetables of all kinds. There are very few orchards of any kind, and what there are are very small. I raise my own fruit and grapes and sell a small quantity. The land is too dry and the summers too hot to make diversified farming pay. We think nothing of the temperature being 100° in the shade; when it is about 110° we lay off from harvesting during about two hours after dinner; the heat never kills or disables anyone here. We do nearly all of our work by machinery. When a man needs money, he can raise about \$2 per acre on his land; he can not sell it at all. Our grain brought more money per acre this year than the land would bring if sold, and the land is assessed at from \$2 to \$2.50; houses are nearly all of rough boards and just as cheap as possible.

SAN MATEO COUNTY.—There is a railroad building here at present and land is booming above the prices reported by me.

SANTA BARBARA COUNTY.—The land in the Santa Maria Valley has been gradually acquired by the sugar company with crowding out of small holders, including dairymen and farmers, so that a great demand has been created for the lands not acquired by the company. Rents have been raised and prices increased; the good prices for grain have also created a demand for farming lands, but one or two "off" seasons would have a tendency to set things back.

Another correspondent.—Our lands are in a level plain, with a large percentage of river bottoms and swamps formerly occupied in grass and dairying, with rents at \$1.50 to \$3.50; gradually the grain and bean farmer crowded out the dairying by paying rents of \$4 to \$6 or cash or share rents, which sometimes brought \$20 per acre. Lately the beet-sugar factory and sugar-beet farmers crowded out the bean, barley, and hay farming by paying \$7.50 to \$15 cash rents; hence the price of lands is on the waves and hard to make fast. In less than twenty years the lands here changed from an average of \$20 per acre to \$200 for choice bits, and still the price moves.

SANTA CLARA COUNTY.—There is no question that all kinds of fruit and farming lands are much lower in price than the same lands were five years ago; the prices were too high then, and in many cases are too high now, except for rich people who want to live here on account of the climate and not for what can be made from the products of the soil.

Another correspondent.—General farming lands are decreasing in acreage and also in value, owing to the fact that the best lands are being bought up for dairying, fruit raising, vegetables, and seed raising; in a few years grain raising will be a thing of the past.

SANTA CRUZ COUNTY.—There has never been a land boom in this valley, and while the prices quoted by me seem high they are not so, as good interest can be made on investments at these prices. Four years ago I sold a tract of 10 acres of land of general farming variety at \$100 per acre, after expending about \$400 in improvements; the same place sold last fall for \$4,500. I also sold a 12-acre tract five years ago for \$1,200, which tract was sold last fall for \$4,100. Considerable sugar-beet land, and

some lands formerly planted to strawberries, have been converted into pastures and some to alfalfa, and these lands are held at the same prices of \$300 or \$400 per acre. Land values are continually advancing here and a net earning of from \$60 to \$200 per acre for a single season crop is not unusual.

Another correspondent.—Since 1900 there has been a better feeling growing, and in the last year there has been an active business in land traffic owing partly to good crops, good prices, and good demand by easterners flocking to California to settle. I know of some ranches that have changed hands two or three times in the last year and at an advance each time; one ranch of 40 acres that I bought in 1898 for \$1,200 was sold six months ago for \$4,000.

Another correspondent.—There is at the present a great activity in lands here owing to the construction of two railroad lines the entire length of the county, one the Ocean Shore Railroad and Electric Road, the other the Coast Line Railroad, a branch of the Southern Pacific. Ranches have been bought by both of these lines in several cases at an advance of 100 per cent.

SISKIYOU COUNTY.—This county is very large and mountainous. Land values have increased greatly in the last five years; farms that could have been bought for \$20 or \$25 per acre five years ago can not be bought for less than \$45 or \$50 now. The country around Picard is a valley high in the mountains (4,400 feet and over in elevation) and is just coming out of the pioneer stage; sagebush land five years ago could be had for \$2 or \$3 per acre, now about \$5; improved land about \$7.50, now about \$10.

SONOMA COUNTY.—Vegetables are chiefly raised on gardens tilled expressly for that purpose in this locality and they are situated along our creeks; many of these gardens are worth and pay good interest upon \$1,000 per year. They are chiefly worked by Chinese, Italians, and other foreigners. Such land has advanced in this county the last five years 30 per cent, and hop lands perhaps 60 per cent. The grazing land of this and Mendocino County, being largely hill and mountain land, has advanced 40 per cent. Sheep have done remarkably well, and the high price of wool has given much strength to the values of land where sheep are kept.

STANISLAUS COUNTY.—Five years ago nearly all this land was devoted to the raising of wheat; now we have an irrigation system and the land is being sold in small tracts of from 10 to 40 acres, which are being planted in fruit trees and alfalfa.

TEHAMA COUNTY.—They have been dividing the large farms into small ones of 10 to 20 and 40 acre tracts and planting to fruit and vegetables, and this brings up prices.

VENTURA COUNTY.—We grow about 40,000 acres of Lima beans and about 18,000 acres of sugar beets in this county, and much of the land is worth twice what it was five years ago; one piece of 400 acres that was offered me five years ago at \$80 per acre would sell now at \$200, and there are no improvements on it at all. Some of the best land would sell at \$500 per acre. I think all classes of land have advanced in value one-third in five years. Good English-walnut land is very high, and a big acreage is being set to walnuts. Railroads and irrigation plants are responsible for the change, and it will continue at good prices.

Another correspondent.—The lands of all classes have advanced in price, but since experience has demonstrated that almonds, English walnuts, oranges, lemons, and Lima beans and other beans can be grown successfully, lands in those localities specially adapted have advanced twenty times their original value in twenty to thirty years, and in places almost double in five years. Orange groves sell at \$700 to \$1,000 per acre, and bean land near the coast at \$150 to \$300 per acre. First-class apple, peach, apricot, and almond land sells for \$125 to \$200 or more per acre; English-walnut groves, \$200 to \$500 per acre. One ton and often more of Lima beans are produced on an acre, equal to \$75 to \$80, and hundreds of tons are produced in this county.

